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TOWN OF APPLE VALLEY
GENERAL PLAN

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TOWN OF APPLE VALLEY
GENERAL PLAN

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GENERAL PLAN

Recommended By

**Apple Valley Planning Commission
May 15, 1991**

Approved By:

**Apple Valley Town Council
September 10, 1991**

Prepared By:

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TOWN OF APPLE VALLEY

MISSION STATEMENT

Recognizing the decisions we make today will forever affect the lives of those who live here today and those who will follow us, the Mission of the Town of Apple Valley is in simple words to maintain "A Better Way of Life" as depicted in the Town Motto.

We plan to accomplish that by creating an environment in which we provide needed services to the community which will foster a variety of lifestyles for a variety of people while protecting our natural and cultural resources.

We choose to learn from and avoid the mistakes of other urbanizing communities and to plan for the future vision of the Town of Apple Valley.

We will strive to be responsive to the changing needs of our citizens while maintaining a fiscally conservative attitude.

We will promote a community oriented towards professional service and recreation/leisure/cultural activities all based on a policy of quality planned growth.

We will encourage and support the development of commercial and industrial projects which will provide for and complement the citizens of the Town.

Above all, we pledge to the community to apply to all activities of the Town the standard that we will not sacrifice quality for expediency.

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Land Use Element



G.E.A.E.R. & T. P.P.D. 1

INTRODUCTION TO THE LAND USE ELEMENT

The Land Use Element represents a blueprint for the future of Apple Valley. Required by State law, it is the core of the General Plan. Starting from a snapshot of Apple Valley as it now exists, the land use element sets forth a pattern for the orderly development of land within the Town. It also describes the expected level of population growth resulting from construction of the kinds of housing units included in the plan, as well as the kinds of new commercial and industrial development that are responsive to the Town's economic needs.

Section 65302(a) of the Government Code describes the required components of the land use element:

- A land use diagram indicating the proposed general location, distribution, and extent of land uses including land for housing, business, industry, open space, agriculture, natural resources, recreation, public facilities, and other categories of land use;
- A statement concerning the standards of population density and building intensity recommended in those areas covered by the plan; and
- The identification of land uses in those areas subject to flooding.

In addition, the State General Plan Guidelines require that the element should:

- "Promote a balanced and functional mix of land uses consistent with community values;
- Guide public and private investments;
- Reflect the opportunities and constraints affecting land use identified in other elements of the General Plan; and
- Reduce the loss of life, injury, damage to property, and economic and social dislocation resulting from flooding."

In response to these goals, formulation of the land use element was guided by background information which included physical and environmental constraints and opportunities, economic analyses, and, most importantly, the comments and interest of Apple Valley's residents.

Policies in the Land Use Element and the Land Use Policy Map are consistent with the other General Plan elements. The Housing Element goals, policies, and programs reflect the land use policies as they relate to residential development. The Circulation Element recognizes implications of land use policy on traffic and establishes relevant goals, policies, standards, and implementation measures that address both existing and potential deficiencies. The Safety Element identifies hazards that could affect both existing and future development. The Land Use Element recognizes these potential constraints on land use policy.

The primary implementation mechanism for the Apple Valley Land Use Element is the Development Code, which provides parcel-specific zone designations for all of Apple Valley. Section 65860 of the Government Code requires that city or county zoning ordinances be consistent with that jurisdiction's general plan.

ISSUES IDENTIFICATION

Apple Valley, with a corporate area in 1990 of 68 square miles, is one of the largest incorporated jurisdictions in California, see Figure LU-1. Over 75% of the Town is undeveloped, a significant amount of which is comprised of large lots of 10 or more acres.

Apple Valley's elevation ranges from 2,720 feet to 3,896 feet above sea level. The terrain varies from the plains adjacent to the Mojave River to steep knolls and mountains such as Bell Mountain. Historically, land uses in Apple Valley and the surrounding mountains had involved mining, quarrying, ranching and agriculture. Since World War II, the area has grown into a residential community with a decreasing percentage of land devoted to agriculture.

ISSUES

Emphasis on single-family developments: Apple Valley is a community that is oriented to single-family development on large lots. The Town may continue to have this emphasis into the foreseeable future. The issue is how this emphasis will affect quality, availability and affordability of housing and how that will affect the overall land use patterns of the community, such as where and how commercial services and industrial employment centers will be located.

Residential Lot Size: A community with a large minimum lot size maintains a rural lifestyle and lower population density.

Rural atmosphere: As metropolitan Los Angeles and San Bernardino continue to grow the need to prepare for urbanization is an issue that must be faced by all high desert communities. Apple Valley has enjoyed its friendly small town atmosphere since its beginning. The issue now facing the Town is how to maintain those qualities of life associated with a smaller community as development continues.

Airport Impacts: As Apple Valley continues to grow, the residential development continues to approach the airport. The inherent incompatibility between airport and residential



SOURCE: Cotton/Beland/Associates, Inc. (1-1-90 State of California
Department of Finance population data)



cba  North

0 2.5 5.0 miles
scale

Figure LU-1
Planning Area Size Comparison

SEPTEMBER 10, 1991

land uses as well as the proposed expansion of the airport require that careful planning of this area and its associated land uses take place.

Equestrian uses: Many residents of Apple Valley maintain an equestrian lifestyle. The interest of the Town and its residents to preserve and promote this lifestyle is indicated by Council Resolution Number 89-63. The need to provide facilities for the use and enjoyment of equestrians is an issue addressed in the Circulation Element of the General Plan.

Design standards: With incorporation Apple Valley can establish goals, policies and implementation programs to assure future development that is functional, environmentally sensitive, and aesthetically pleasing.

Development Standards: Design standards govern the appearance of individual structures. Development standards regulate the relationship of one lot or building to adjacent development, and to the street, and its surrounding desert environs.

These standards ensure that nearby uses are buffered from one another, making good neighbors and a harmonious streetscape.

Sphere of Influence: Apple Valley's sphere of influences encompasses 130 square miles of land, nearly double the size of the incorporated boundaries of the Town. The amount of development and growth that could potentially take place in the sphere is tremendous. Developing a sound growth strategy for the sphere now will assist in the timely and cost effective provision of services when the time is appropriate for development.

Water Availability: Water availability is the issue that affects all aspects of desert life. The Town of Apple Valley must know that water can be supplied to the developments before they can be approved. Water supplies are uncertain. The Town may reach a point where it must locate new water resources or make decisions to suspend development approvals.

Commercial and Industrial Development: Commercial and industrial development within Apple Valley will become an important issue as the Town seeks to expand its employment base and tax revenues. Of the employed persons represented by the community survey that was conducted for the General

Plan program, only 32 percent worked in the Town of Apple Valley. Programs designed to promote the development and location of light and service-oriented industrial land uses will give Apple Valley a real base on which to support future prosperity.

Infrastructure/Service Levels: The provision of adequate streets, water systems, sewage and solid waste disposal, storm drainage, police and fire provision, etc., is a major concern in Apple Valley. Town residents have been willing to accept lower levels of service than are common to urban areas as a trade off for maintenance of a rural environment. However, the expectation and need for increased service levels will increase as the Town grows.

LAND USE CONSTRAINTS

Background analysis has identified three key factors affecting land use:

- 1) hillsides and knolls, i.e., areas of steep slope which include important plant and animal habitat and visual identity and beauty to the Town;
- 2) areas within the 100-year federally designated flood zone; primarily, the Apple Valley Dry Lake and Mojave River flood plain. Development potential is severely restricted within these areas; and
- 3) the area adjacent to the Mojave River within which concentrations of archaeological material are known to occur. Any development in this area must be preceded by an archaeological evaluation, and proceed cautiously to minimize damage to archaeological material discovered during construction.

LAND USE DESIGNATIONS AND LAND USE POLICY MAP

The Town of Apple Valley Land Use Element provides land use designations which define the type, density, and intensity of development permitted throughout the Town. Each designation is described below and the locations and extent of each designation is identified on the Land Use Policy Map.

LAND USE DESIGNATIONS

Development within all parts of the Town is subject to the provision of adequate water supply, connection to sewers or where allowed by the Lahontan Water District, individual septic tanks, and conveyance of storm water within roadway and/or other approved easements. Wells can be considered as the water source in Very Low and Low Density residential areas.

RESIDENTIAL USES

Very Low Density Residential R-VLD (1 dwelling unit per 5 gross acres or more).

This is a rural residential designation for very low density, single-family detached housing development. This area is suited for agriculture, animal keeping, and equestrian uses. These uses will be allowed as a part of the low intensity residential land use of the area as provided for in the Town Development Code.

Low Density Residential R-LD (1 dwelling unit per 2.5 to 5 gross acres)

The purpose of this category is to ensure that the open character of certain areas of the Town is maintained even with new residential development. As with areas designated for very low density residential, many of the low density residential areas are constrained environmentally, and lack the

infrastructure required for urbanization. This area is suited for agriculture, animal keeping, and equestrian uses. These uses will be allowed as a part of the low intensity residential land use of the area as provided for in the Town Development Code.

Estate Residential R-E (1 dwelling unit per 1.0 to 2.5 gross acres)

This designation is designed to provide for residential subdivisions, which will allow equestrian and animal keeping as provided in the Town Development Code. The designation should allow a more rural atmosphere with the opportunity for custom homes while being located in areas which can be adequately served by infrastructure and utilities.

Single-Family Residential R-SF (1 dwelling unit per 0.4 to 0.9 net acres)

This designation is designed for residential subdivisions of single-family detached residences. The designation is defined for areas which have, or are adjacent to, adequate infrastructure facilities. Included are residential subdivisions approved at the time of adoption of this Plan. (The one dwelling unit per 0.4 net acre minimum lot size correlates with an 18,000 sq.ft. net minimum lot size specified for the corresponding zone classification.) Horses are allowed in those R-SF areas designated by the Equestrian Neighborhoods Map (Figure LU-4) and animal keeping as provided in the Town Development Code.

Medium Density Residential R-M (2 to 10 dwelling units per net acres)

This designation applies to a variety of higher density housing types, including single-family detached units, single-family attached and multi-family homes such as duplexes, condominiums, townhouses, apartments, and senior housing developments. All such areas are located in proximity to arterial corridors and commercial centers.

Community Reserve RC (Residential densities not to exceed two dwelling units per gross acre subject to criteria defined for this designation)

This designation is intended to communicate that the future development of these areas will include a mixture of residential, commercial and industrial uses which will provide for viable neighborhoods or villages. Such communities may include residential components and should also include the necessary commercial, industrial, business and services components to serve the local community as well as support the overall community of Apple Valley.

In order to guide and allow for development which addresses the needs of the area under this designation, a specific plan as provided for under State Law shall be required for significant development projects. Specific plans within this designation shall address at a minimum the components listed in this section. Development within this designation for which a specific plan is not prepared may proceed pursuant to the provisions of the Low Density or Very Low Density Residential designations as determined by the level of services and provided the development will support or not interfere with orderly provision of infrastructure improvements and the development of mixed use communities which this designation is intended to encourage.

Community Reserve is intended principally for the north Apple Valley area which is generally significantly lacking in infrastructure, utilities, and public services. There are also environmental constraints, including seismic and drainage issues, unique land forms and potential endangered species habitats. These constraints and land use concerns, along with the potential for a major transportation corridor traversing the area, require additional studies and special planning efforts. Much of this area will remain undeveloped or be developed with very low intensity uses for many years to come until significant infrastructure, utilities and services can be extended to these areas and the various environmental constraints can be addressed.

The Community Reserve land use designation encourages the development of high-quality, mixed use or large scale developments through specific plans. Specific plans establish a development policy and approval mechanism for large, primarily undeveloped portions of the Town and allow for

flexibility to respond to market demands for land use in a manner consistent with the Town's stated objectives which include creating a unique place dominated by open space, night skies, quality services and a cohesive sense of community.

Specific plans allow development superior to that which can be achieved through the strict application of conventional land use and development criteria by allowing greater design flexibility and planning. Greater design flexibility within a comprehensive planning framework allows for clustering of units, mixing of uses and building types, use of special development standards and criteria which respond to the particular features of a site. This flexibility can be used to achieve the maximum building density for a given site while preserving open space and unique natural features which could otherwise reduce the allowable building potential of a particular area. These natural features make Apple Valley unique and should be enhanced to realize the Town's goal of becoming a recreation/destination community. Greater flexibility can also mean more efficient infrastructure designs through clustered development which can decrease the cost per unit for development projects.

Specific plans will function to direct individual development proposals and to coordinate with other development proposals and surrounding development in the area.

Uses Permitted With Specific Plans

Specific Plans within this designation may include a variety of uses subject to the parameters listed below:

1. **Residential** - A variety of housing types and lot sizes are encouraged in a specific plan. However, new development shall not compromise the open character of the desert environment. Development densities for the entire residential and open space portions of the specific plan area shall not exceed two (2) dwelling units per gross acre subject to the limitations and criteria stipulated below. Therefore, smaller lots may be permitted where correspondingly larger amounts of open space are provided. The development density may be an average over the entire residential and open space areas, but in no case shall density transfers allow a density in

excess of twenty-four (24) dwelling units per net acre for any portion of the specific plan.

The following limitations and criteria shall apply to density calculations:

- a. The following portions of a specific plan may not be applied to the determination of residential density calculations:
 - (1) Concrete-lined drainage channels, enclosed retention basins, or overhead electrical transmission corridors in which improved parks, trails or other improved recreational facilities are not provided.
 - (2) Knolls, significant rock outcroppings and landforms which have a slope of fifteen (15) percent or greater, except as specified in b.(5) below.
 - (3) Commercial, office and industrial uses.
 - (4) Certain public uses as follows: schools, water tanks, fire, police or administrative facilities and equipment yards, except to the extent that these facilities have been constructed and dedicated by the developer without further cost to the public agency.
- b. The following components of a specific plan may be applied to the determination of residential density calculations:
 - (1) Drainage ways which preserve their natural state or which are designed to appear as natural desert drainage courses. Exposed concrete channels may not be credited for the determination of residential densities.
 - (2) Public parks, recreational facilities, and trail systems; including community meeting areas, equestrian centers and athletic fields.
 - (3) Golf courses.

- (4) School playing fields applicable to public open space calculations to the extent that these facilities have been constructed and dedicated by the developer without further cost to the public agency.
- (5) Active and passive open space that is available and accessible to the persons residing within the specific plan boundaries, except that only ten (10) percent of the knolls, significant rock outcroppings, or mountain landforms with slopes of fifteen (15) percent or greater shall be credited for the determination of residential densities.

2. Local Commercial uses may be allowed subject to the same criteria specified under the Local Commercial General Plan designation.
3. General Commercial uses shall be designated in planned centers which may be allowed at the intersections of major roads as shown on the streets and roads Plan of the General Plan.
4. Office Professional uses may be allowed along major roads as shown on the Streets and Roads Plan of the General Plan.
5. Industrial uses may be allowed in close proximity to the airport and the I-15 freeway.

Specific Plan Components:

Specific plans shall contain the following components:

1. **A Policy Discussion** containing the goals and objectives of the specific plan relating these to the Town's overall goals and policies as stated in General Plan and adopted Town resolutions and policies. Examples of such policies include:
 - o Provision of open space and community amenities such as golf, tennis, swimming, equestrian or other recreational facilities as well as passive open space areas;

- Sites for public facilities such as schools, parks, civic centers, public works or safety facilities and/or preservation of historic sites or structures;
- Buffering for adjacent land uses;
- Dark Sky policy to preserve view of starry nights;
- Preservation of rock outcroppings;
- Preservation of ridgelines in their natural state;
- Destination/Recreation and professional oriented land uses;
- Self-sufficient community development;
- Project integration into Town-wide recreational trails system;
- Creation of focal points by siting commercial and business park uses in planned centers relating to surrounding residential areas;
- Attainment of Town affordable housing goals.

2. **A Land Use Plan** based upon an analysis of development resources and constraints designating a mix of compatible uses and open space areas incorporating high quality design concepts which implement the specific plan's policies and the Town's development objectives and which incorporates a consistent community design theme;
3. **A Circulation Plan** which provides for adequate access to and from the various land uses and integrates the project circulation system into the eventual area-wide system; and
4. **An Infrastructure & Services Plan** for the installation of infrastructure and provision of services considering the project in a regional context and describing the scope and sizing of capital improvements, the level of public services, and phasing plan, and the funding mechanisms proposed for construction and maintenance consistent with the infrastructure and services plan.
5. **A Landscape Concept** theme providing a consistent planting theme and establishing a community identity for the project area.
6. **Special Edge Treatments** along major roads and as buffers between residential uses of various intensities and non-residential uses.
7. **A Development Phasing Plan.**

8. An Administration Section which shall guide the implementation of the specific plan.

The Community Reserve designation recognizes the need to provide needed master planning for the areas designated as well as the need to allow these areas to develop with an emphasis toward market demands. The flexibility built into the implementation of this designation provides for greater efficiency which in turn should be used to preserve the open space which defines the Town's desert environment.

COMMERCIAL USES

Local Commercial (C-L)

No local commercial designation is applied to the policy map. However, the Town recognizes the need for businesses which have a retailing function that serves the needs of local neighborhood residents. These businesses are generally smaller in floor area than those located in other categories of commercial land use. Typical businesses include retail convenience stores, cleaners, donut shops, eating and drinking establishments, food stores, etc.

The C-L designation is an overlay classification applicable within all residential General Plan categories, assuming that certain specific criteria are met. These development criteria are detailed in the Town's Development Code. They include the following:

- C-L development will be limited to sites of no less than one (1) acre and no more than eight (8) gross acres, including area required for planned street widening.
- C-L development must be located at the intersection of secondary and major roads.
- All C-L development must be adequately buffered from any adjacent residential property.
- A mailing detailing the salient features of a proposed C-L project must be sent to all residents and property owners within 1/4 mile of the proposed project.

- Designation of the C-L classification will utilize the Town's conditional use permit process.

The General Plan recognizes that there is a need for local shopping facilities within developed portions of the community. However, the location of such facilities can be better defined by market factors rather than by an arbitrary placement of commercial land use designations.

Office Professional (O-P)

The Office-Professional category is provided to permit professional office developments which may act as a buffer to general commercial uses. The intent of the designation is to encourage high quality development where professional services are provided rather than goods. Intensity of development for the O-P category will be based on a floor area ratio (FAR) of 1.0. The Development Code outlines further standards including landscaping and setbacks.

General Commercial (C-G)

Businesses in this category generally have a retailing function that serves the needs of Apple Valley residents. Typical businesses might include shopping centers of 8.1 to 20 acres, with a variety of convenience and service establishments, restaurants and related uses.

Intensity of development for the C-G category will be based on a floor area ratio (FAR) of 0.5. The Development Code outlines further standards.

Specific requirements in the Town's Development Code provide for the following types of use:

1. General retail, including a wide range of outlets for consumer goods such as clothing, appliances, and food, etc.
2. Professional services, including legal services, financial institutions, administrative and corporate offices, medical offices and clinics, and a wide range of similar businesses.
3. Service commercial uses, including auto servicing and repair, furniture and appliance sales, and related service establishments.

Any single parcel, or contiguous parcels under the same ownership, which exceeds eight (8) acres in the General Commercial category shall submit a conceptual development plan for review by the Town Council concurrent with any proposal to develop or subdivide the property.

Service Commercial (C-S)

The Service Commercial (C-S) category allows for a variety of service commercial use and related business activity. Specific uses include auto, truck and recreation vehicle sales and servicing, lumber, home repair and building supply, discount sales, and related activities. Light manufacturing uses which are completely contained within a building, and which cause no potential light, vibration, noise, odor or related impacts on surrounding areas, are allowed in the C-S area. Development intensity for Service Commercial uses shall not exceed a Floor Area Ratio of 0.5.

Regional Commercial (C-R)

The Regional Commercial (C-R) category is a special designation suited for large commercial/business complexes. This designation is for uses requiring relatively large sites having regional access from interstate, state and arterial transportation systems. Revenue generated by retail sales tax from Regional Commercial uses can contribute significantly to the Town's general fund.

Uses intended for the Regional Commercial designation would typically draw from a regional market area and could include:

- Auto Malls and related vehicle and recreational vehicle sales and service
- Regional Malls
- Corporate Business Parks
- Service Business Offices
- Warehouse & Factory Retail Outlets
- Entertainment Centers
- Motels, Hotels, and Convention Centers
- Regional Professional Business Offices
- Eating and Drinking Establishments
- Day Care, Institutional, Public & Quasi-Public Uses

Land use intensity for this category will be regulated by the Town Development Code, with a maximum Floor Area Ration of 1.0. Proposals for Regional Commercial Development should include a comprehensive plan for infrastructure, circulation, site planning and architectural design, and financing.

INDUSTRIAL USES

Planned Industrial (I-P)

The Planned Industrial classification encourages clean, high quality development in the industrially designated portions of the planning area. Allowable uses include a wide variety of light industry, including warehousing, research and development, light manufacturing, and administrative facilities. Development intensity for Planned Industrial shall not exceed a Floor Area Ratio of 0.5.

OTHER USES

Public Facility (PF)

Land use in this category represents the facilities of public and quasi-public agencies such as the Town, County, water and sewer districts, and fire protection districts. Also included are public schools.

Open Space (OS)

The Open Space designation identifies those locations within the planning area which have been planned to remain in a natural condition because of environmental constraints, special visual qualities, available natural resources or public open space and recreational need. Areas designated as OS include the rock knolls which dot the planning area, Bell Mountain, Fairview Mountain, Apple Valley Country Club and the Mojave River Valley.

The OS category includes knolls, significant rock outcroppings, and mountain landforms which have slopes of 15 percent or greater. The extremely rocky subsoil conditions of these areas cannot sustain typical grading for development without massive disruption of existing contours. These areas also

represent significant ecological and archaeological resources. In addition to the environmental constraints, the knolls and mountain landforms represent significant visual relief from developed areas. The precise determination of the Open Space boundary shall be determined at the time of development based upon detailed slope analysis.

Strict controls on grading for roads and building pads are required to protect visual and environmental resources in these areas. Development standards for these areas are provided by the Development Code. A residential density of one unit per 20 acres is permitted under the OS category.

Other land uses include flood control channels, groundwater percolation basins, agricultural uses, and recreational facilities such as parks, trails, riding schools, stables and facilities, wildlife preserves, archery ranges, golf courses, driving ranges, country clubs and similar uses. The character of these areas is intended to remain as open space.

The Open Space designation plays an important role in the Open/Space Recreation plan for the Town. Areas such as the Apple Valley Country Club, as well as other parks and community open space facilities and recreation trails established, are included in this designation. Additionally, the percolation basins can serve alternatively as wildlife/recreation areas. Flood control channels provide an opportunity for bike/hike/ equestrian trails. Land uses in publicly owned open space areas should be limited to open space and accessory recreational facilities.

Mineral Resources (MR)

The Mineral Resources designation identifies those locations within the planning area which are subject to mineral extraction activities. The purpose of this designation is to protect important mineral resources and to ensure that mineral extraction activities are protected.

The area recommended for the Mineral Resources designation includes portions of Sections 25, 26 and 35 near Interstate 15. Mining in these areas is controlled by State of California mining permits. State mining permits ensure that the mineral resources are protected and that land reclamation plans are prepared and implemented. Portions of the mineral extraction areas, especially adjacent the I-15 freeway have the

potential for development of uses other than mining. A Specific Plan is required for any development in a Mineral Extraction area except for permitted mining activity.

SPECIFIC PLAN AREAS

A Specific Plan Area designation shall be utilized for those areas where a specific plan, as provided for by State Law, has been adopted which exceeds the parameters of the existing General Plan Land Use designation applied to the property. Specific plans may be prepared for any area in the Town, but typically should be prepared for land which environmental constraints or unique land use concerns which require specific land use and/or design controls. Specific plans must be consistent with all elements of the General Plan. Existing approved PUD's within the Town as of the date of this General Plan's initial adoption will have the Specific Plan designation.

Amendment to the Land Use Policy Map shall be required for projects which exceed the parameters of the existing land use designation for the property. The Specific Plan Area designation shall be applied to the Land Use Policy Map and be accompanied by an identifier that will correspond to the adopted Specific Plan which will contain the types and intensities of land uses, special standards, and specific plan provisions for the site.

SPECIAL STUDY AREAS

Detailed planning and land use studies are appropriate to refine development policy within several portions of the community. Town-initiated specific plans are recommended as a way of addressing the particular environmental and development concerns of these areas. Special Study Areas are identified on Figure LU-2 and include the following:

1. **Airport Influence Area:** The Airport Influence Area comprises all of the land within the San Bernardino County Airport Land Use Commission defined 60 dbA

 Current Town Boundary
 Proposed Annexation

NOTE: Exact boundaries to be determined at initiation of special studies.

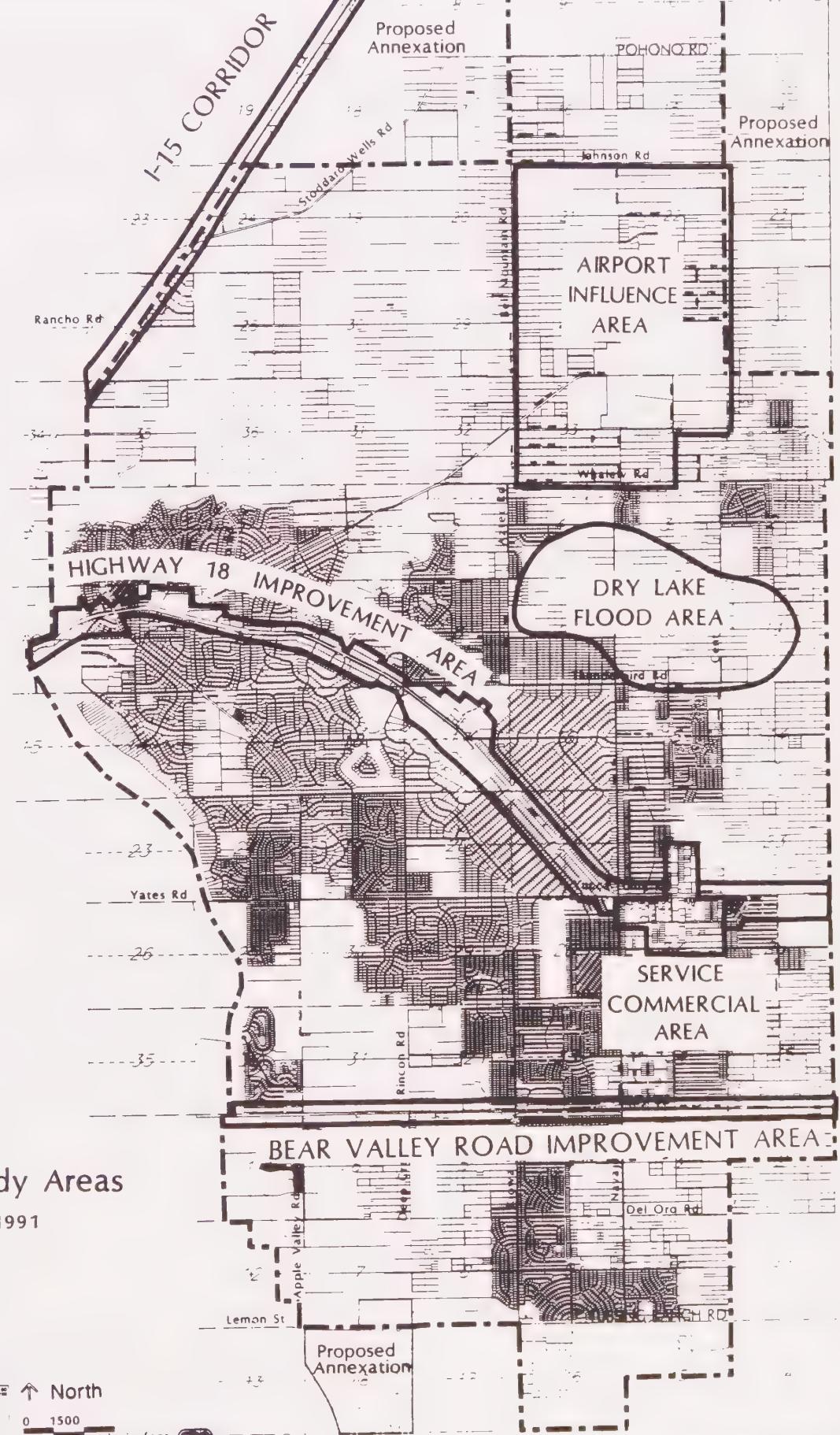


Figure LU-2
Special Study Areas

SEPTEMBER 10, 1991



↑ North
0 1500 scale in feet

CNEL contour, "Approach Surfaces", and commercial and industrially designated property adjacent the airport.

2. **Dry Lake Flood Area:** The dry lake bed in the east-central portion of the community is currently within an FIA defined 100-year flood plain and has been designated as Very Low Density on the General Plan Land Use Policy Map. Additional studies of flood hazard and high water elevations are needed to clarify development potential within this area.
3. **Service-Commercial Center:** Property west of Central Avenue and both to the north and south of Highway 18, commonly known as the Apple Valley Village area, has been designated for Service Commercial uses. This area is characterized by a mix of service commercial, building supply, and various general commercial uses. Lack of visibility and access from Highway 18, coupled with the need for street and infrastructure improvements, have hampered development within the area. The use of redevelopment is recommended for this area.
4. **Highway 18 Improvement Area:** Property fronting on Highway 18 exhibits a mix of strip commercial, multi-family and single-family residential uses. Frontage roads and limited traffic control measures constrain access, while lack of parking and infrastructure further limit the areas development potential. The use of redevelopment is recommended for this area.
5. **I-15 Corridor:** The I-15 frontage, which forms the Town's northwestern border, is the community's only exposure to the area's regional transportation system. Effective use of the frontage provides a key opportunity for the Town to capture business from the regional market.
6. **Bear Valley Road Improvement Area:** As the primary access to the southern portion of Apple Valley, Bear Valley Road is a critical link in the Town's circulation system. Clearly defined land use policy and design standards are needed to enhance this entrance to Apple Valley.

CIRCULATION SYSTEM

The circulation system for the Town of Apple Valley is detailed in the Circulation Element. The Land Use Policy Map shows the major components of the Vehicular Circulation System. Development of a non-vehicular system of bicycle, hiking and equestrian trails is an important component of the General Plan and is also detailed in the Circulation Element. The implementation of the non-vehicular system, referred to as the "Recreation Trails Plan" is key to the preservation of the Apple Valley lifestyle.

LAND USE POLICY MAP/EQUESTRIAN NEIGHBORHOOD MAP

The Land Use Policy Map, Figure LU-3, and Equestrian Neighborhood Map, Figure LU-4, is a graphic representation of the Town of Apple Valley's land use policy. These maps reflect the community's desires concerning the type, location, and intensity of future land uses in the city. The goals and policies, together with the Land Use Policy Map and Equestrian Neighborhood Map, Figure LU-4, provide a wide range of programs and plans which will shape the future of Apple Valley.

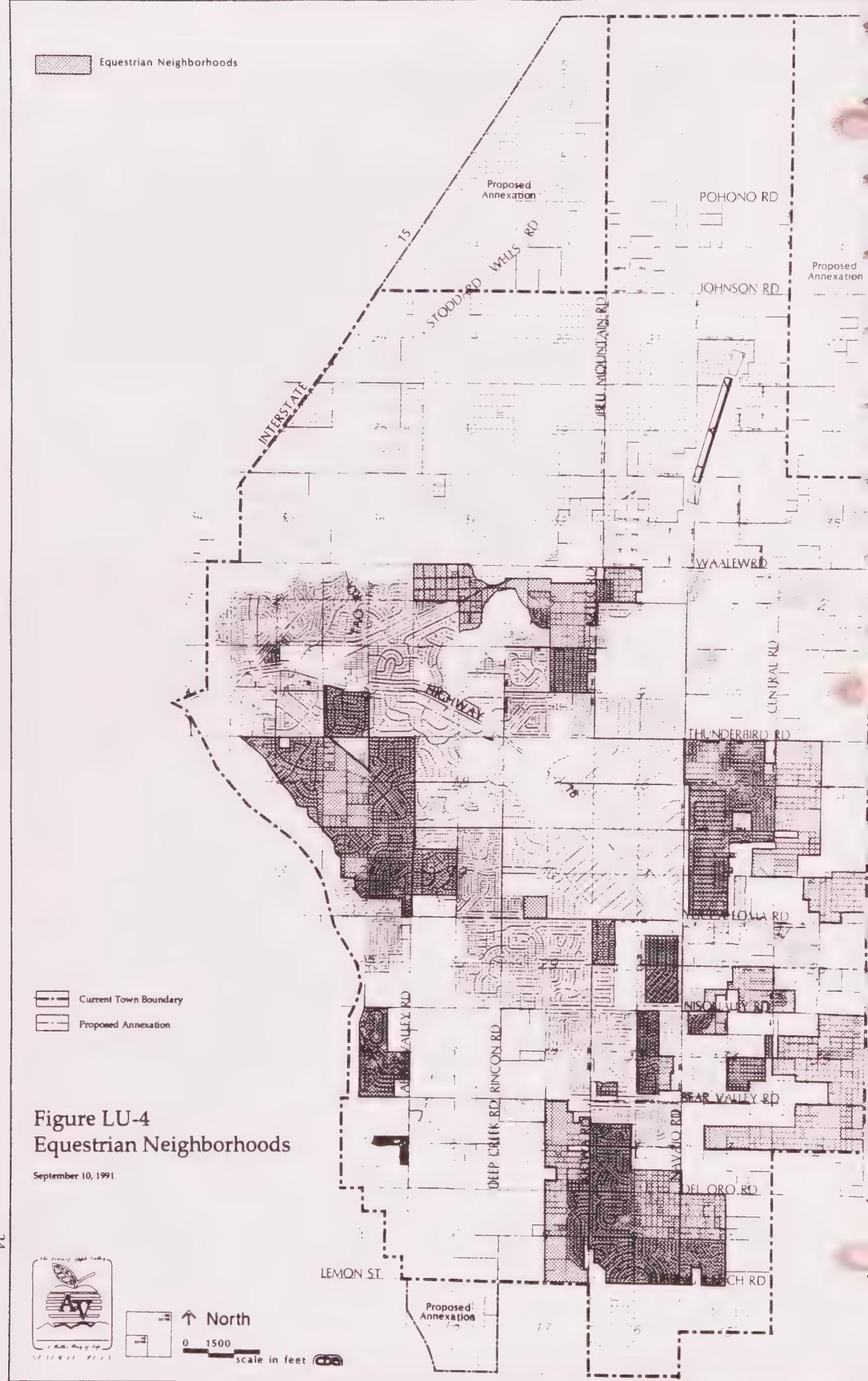


Figure LU-4
Equestrian Neighborhoods

September 10, 1991

GOALS AND POLICIES

The land use goals and policies which follow are based on extensive background information collected during the initial phases of the General Plan programs. Meetings with Apple Valley residents, Town officials, and Town staff, as well as resident/business questionnaire responses, were instrumental in formulating the goals and policies.

Apple Valley is primarily a community of homes, many of which are located on lots of approximately half-acre or more. Maintenance of a rural lifestyle is an important concept. In Apple Valley "rural" means space - unscarred mountains and vistas of desert valleys, neighborhoods of large lots where keeping horses is allowed, an extensive equestrian trail system, and landscaping in keeping with the desert environment.

Apple Valley also has room to grow. Large portions of the northern portion of the community, especially in the vicinity of the airport, are well suited to industrial development. Large parcels adjacent to major arterial highways are appropriate for commercial development.

GOAL LU-1: The Town will respect the desert environment.

Policy LU-1.1: The Town will encourage low water use through native desert plants for landscaping (xeriscape);

Policy LU-1.2: The Town will retain natural drainage channels;

Policy LU-1.3: The Town will protect environmentally unique and fragile areas such as the knolls, areas of dense Joshua trees, and the Mojave River.

Policy LU-1.4: Clearance for construction on any development site should be limited to no more than thirty (30) feet surrounding a building pad (i.e. area of structures footprint).

GOAL LU-2: The Town will manage growth in an orderly manner in accordance with a long range plan which protects and enhances community values and which does not exceed the provisions of requisite facilities and services.

Policy LU-2.1: Development is encouraged to occur in a sequential manner, adjacent to previously developed areas and in ways which allow for clear linkages to circulation and infrastructure systems.

Policy LU-2.2: The General Plan reflects the long-term needs of the community. The Town will discourage development which sacrifices long-term goals in preference to short-term desires.

Policy LU-2.3: The Town will pursue annexation which serves to promote the balance of the community, quality development, and improvement of the economic base.

Policy LU-2.4: The Town will require that all necessary infrastructure and support services be in place prior to occupancy of new development. (Examples of infrastructure include water, sewer, electricity, gas, and telephone. Examples of support services and public facilities include police and fire protections and recreation areas. The extent of required infrastructure and special services will depend on the nature of specific development proposals).

Policy LU-2.5: Town development policies shall discourage speculation in the undeveloped portions of the Planning Area by limiting project approvals in those areas with inadequate infrastructure.

Policy LU-2.6: The Town shall encourage and promote designs which relate to and are harmonious with the region's desert environment.

GOAL LU-3: The Town shall promote and provide safe, attractive and well-served residential areas in keeping with the desert environment and its open characteristics.

Policy LU-3.1: The Town will encourage single-family detached housing on lots of no less than 18,000 square feet net.

Policy LU-3.2: The Town supports existing neighborhoods which allow for equestrian activities and encourages their expansion where appropriate. Equestrian communities and facilities are especially encouraged adjacent to the lifeline trail system.

Policy LU-3.3: Multi-family development is restricted to infill within designated multi-family areas, except as included as a component of a specific plan.

Policy LU-3.4: Open space equivalent to that provided by single-family units or 18,000 sq. ft. net lots shall be provided for in all specific plans.

Policy LU-3.5: All aspects of Town ordinances shall be reviewed on a regular basis with emphasis on the following:

- a. Regulation of unsightly outdoor storage, including recreational vehicles, trucks, junk cars, unused appliances and other articles;
- b. Encouragement of property maintenance;
- c. Provision of incentives for rehabilitating and remodeling existing residential units;
- d. Abatement of residential units unsuitable for habitation because of health and safety problems;
- e. Encouragement of off-street parking; and
- f. Active enforcement of Town codes.
- g. Conservation of local resources.

Policy LU-3.6: The Town will encourage streetscapes and edge treatments which buffer homes along major streets. The use of desert landscaping and appropriate water retention basins will be encouraged.

Policy LU-3.7: The Town will support measures which buffer both new and established residences from commercial, industrial and agricultural uses. Such measures may include increased setbacks, walls, berms, landscaping, and location of trash bins and loading areas away from residences.

Policy LU-3.8: The Town will limit street lighting in residential areas to the minimum required for safety;

Policy LU-3.9: The Town will encourage varied building setbacks;

Policy LU-3.10: The Town will allow for a range of local street standards appropriate to the type and density of development, e.g., curbs/gutters in urban areas, rolled curbs in lower density areas, and dirt roads in some rural areas.

GOAL LU-4: The Town shall promote commercial and industrial development that are capable of strengthening the local economy and enhancing the quality of life of Town residents.

Policy LU-4.1: Industrial and commercial development will be permitted in areas where such uses are appropriate and where adequate roadways, infrastructure, and public services are appropriate.

Policy LU-4.2: The Town encourages the development of commercial uses in clusters, rather than linear, strip commercial developments.

Policy LU-4.3: The Town encourages the development of commercial uses at all I-15 Interchange frontages.

Policy LU-4.4: The Town encourages the revitalization of existing commercial areas.

Policy LU-4.5: The Town will encourage utilization of the Apple Valley Airport to enhance light industrial development and provide support for commercial development. The Town will consider establishment of a Specific Plan for this area.

Policy LU-4.6: Commercial and industrial activities will be clustered in areas adjacent to major roads and in the vicinity of the Apple Valley County Airport.

Policy LU-4.7: Development proposed within the Airport Influence Area will be subject to finding by the Town Planning Department to ensure compatibility with airport operations.

GOAL LU-5: The Town will encourage and support the preservation of historic and cultural resources.

Policy LU-5.1: The Town will complete an inventory of historic sites and buildings.

Policy LU-5.2: Consideration of potentially impacted archaeological and historic resources in the planning area will conform with the guidelines detailed in Appendix K of the CEQA Law and Guidelines, 1986, with revisions.

Policy LU-5.3: The Town will encourage the adaptive reuse of buildings and structures of significant historical or cultural value.

GOAL LU-6: The town shall protect the rural agrarian lifestyle in those areas traditionally devoted to agricultural land uses.

Policy LU-6.1: Agriculture will be able to continue in those areas along Deep Creek Road previously zoned by San Bernardino County for agriculture. An agricultural zoning district shall be included in the Town Development Code for commercial agricultural uses in these areas.

Policy LU-6.2: The Town will encourage 2.5 acre minimum lots in areas which have historically been used for agriculture. Increases in density in the Deep Creek area shall require the preparation of a specific plan. Development in this area should be clustered maintaining to the maximum extent feasible the rural character of the site. The specific plan shall address in detail the provision of adequate infrastructure and services, including circulation, as well as compatibility with agricultural uses in the vicinity and the development's relationship to adjacent properties.

Policy LU-6.3: Agricultural uses shall be buffered from existing and new residential development. All new residential development approved to occur adjacent to agricultural areas shall provide a buffer area as provided for in the Town Development Code.

Policy LU-6.4: Criteria for resources management (water, soil, etc.) of all commercial agricultural uses shall be considered as part of the Town's Development Code.

GENERAL PLAN BUILD-OUT PROJECTIONS

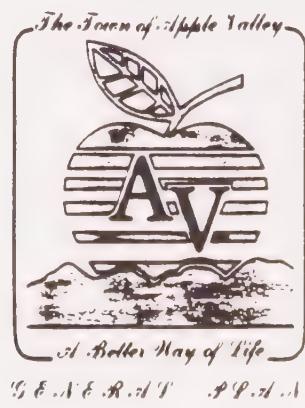
Estimates of the total number of housing units and population at build-out under the General Plan are presented on Table LU-1. A separate estimate is given for areas which are to be annexed to the Town in 1991. The estimates on Table LU-1 assume a mid-range of development within each of the Plan's residential categories and have been adjusted for net acreage. The estimates for the Community Reserve category are based on 25% of the area being developed for each of the following land uses: (1) Very Low Density Residential, (2) Low Density Residential, (3) as residential specific plans, and (4) for non-residential uses. The estimates for the Specific Plan category are based on housing unit and population projections presented in environmental documents included with Planned Unit Development applications as of 5-1-91.

TABLE LU-1
TOWN OF APPLE VALLEY
DWELLING UNIT AND POPULATION BUILD-OUT PROJECTIONS
PROPOSED GENERAL PLAN (4-18-91)

Residential Land Use Category (average units/acre)	Total Town Area (including annexation areas)			Annexation Areas Only-1991		
	Acres	DUs	Pop. (at 2.76/DU)	Acres	DUs	Pop. (at 2.76/DU)
Very Low Density (1 DU/25 ac. gross)	2,516	100	280	611	20	60
Low Density (1 DU/5 ac. gross)	8,016	1,600	4,430	6,883	1,380	3,810
Estate Residential (1 DU/2.5 ac. net)	6,831	2,186	6,030	112	40	110
Single-Family Res. (1.5 DU/ac. net)	15,467	18,560	51,230	27	40	110
Medium Density (5.0 DU/ac. net)	1,726	6,905	19,060	0	0	0
Community Reserve(1)	7,374	3,210	8,860	0	0	0
Specific Plan(2) (Current 5/91 PUDs)	1,045	4,920	10,110	153	Included in total Town area	Included in total Town area
TOTAL	42,975	37,481	100,000	7,786	1,480	4,090

(1) Assumes community reserve areas build out at 25% Very Low Density Residential, 25% at Low Density Residential, 25% as specific plans, and 25% as non-residential.
 (2) Based on data presented in environmental documentation for the subject PUDs.

Housing Element



G.E.N.E.R.A.T. P.P.A.

INTRODUCTION TO THE HOUSING ELEMENT

The Town of Apple Valley, incorporated in November 1988, is located in the high desert in the west central area of San Bernardino County (see Figure 1). The Victor Valley, of which it is a part, is one of the major concentrations of development in the western high desert area of the County. The area which was to become the Town of Apple Valley grew rapidly in the 1980s, more than doubling in size between 1980 and 1989.

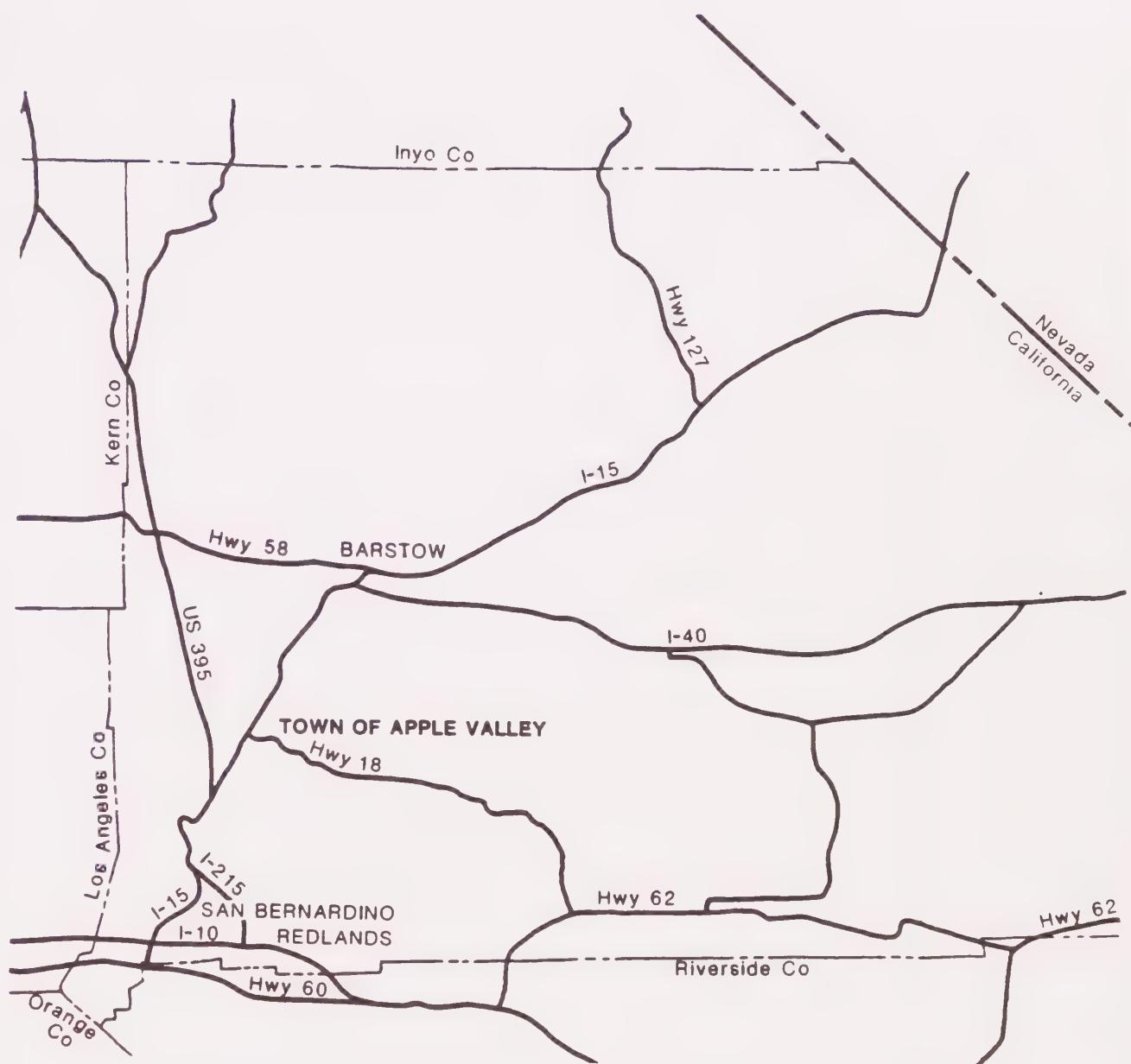
STATE POLICY AND AUTHORIZATION

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive General Plans. Section 65302 (c) of the Government Code sets forth the specific components to be contained in a community's housing element. Table H-1 summarizes these State requirements and identifies the applicable sections in the Apple Valley Housing Element where these requirements are addressed. State law requires Housing Elements to be updated at least every five years to reflect a community's changing needs.

ORGANIZATION OF THE HOUSING ELEMENT

The Town of Apple Valley Housing Element is comprised of the following major components:

1. An analysis of the Town's population, household and employment base, and the characteristics of the Town's housing stock (Chapter II).



cba ↑ North

0 25
scale in miles

Figure H-1
Regional Vicinity

SEPTEMBER 10, 1991

TABLE H-1
STATE HOUSING ELEMENT REQUIREMENTS

REQUIRED HOUSING ELEMENT COMPONENT	REFERENCE
A. Housing Needs Assessment	
1. Analysis of population trends in Apple Valley in relation to regional trends	Chapter II, Section A
2. Analysis of employment trends in Apple Valley in relation to regional trends	Chapter II, Section C
3. Projection and quantification of Apple Valley's existing and projected housing needs for all income groups	Chapter III
4. Analysis and documentation of Apple Valley's housing characteristics including the following:	
a. level of housing cost compared to ability to pay;	Chapter II, Section B
b. overcrowding;	Chapter II, Section B
c. housing stock condition.	Chapter II, Section D
5. An inventory of land suitable for residential development including vacant sites and having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites.	Chapter V, Section A
6. Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Chapter IV, Section C
7. Analysis of existing and potential nongovernmental and market constraints upon the maintenance, improvement, or development of housing for all income levels.	Chapter IV, Sections A, B
8. Analysis of special housing need: handicapped, elderly, large families, female-headed households, farmworkers.	Chapter II, Section B

TABLE H-1
STATE HOUSING ELEMENT REQUIREMENTS
(Continued)

REQUIRED HOUSING ELEMENT COMPONENT	REFERENCE
9. Analysis concerning the needs of homeless individuals and families in Apple Valley.	Chapter II, Section B
10. Analysis of opportunities for energy conservation with respect to residential development.	Chapter V, Section B
B. Goals and Policies	
1. Identification of Apple Valley's goals and policies relative to maintenance, improvement, and development of housing.	Chapter VI, Section A
C. Implementation Program	
1. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Chapter VI, Section C
2. Program to assist in the development of adequate housing to meet the needs of low- and moderate-income households.	Chapter VI, Section C
3. Identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in Apple Valley.	Chapter VI, Section C
4. Conserve and improve the condition of the existing and affordable housing stock in Apple Valley.	Chapter VI, Section C

2. A summary of the present and projected housing needs of the Town's households (Chapter III).
3. A review of potential constraints to meeting the Town's identified housing needs (Chapter IV).
4. An evaluation of opportunities that will further the development of new housing (Chapter V).
5. A statement of the Housing Plan to address Apple Valley's housing needs, including housing goals, policies and programs (Chapter VI).

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The six elements which comprise the first Apple Valley General Plan are required by law to be internally consistent. Together these elements provide the framework for development of those facilities, services and land uses necessary to address the needs and desires of the Town's residents. To ensure that these needs are clearly addressed throughout the General Plan, the elements must be interrelated and interdependent.

The review and adoption process for the General Plan and its Environmental Impact Report provided the initial review for internal consistency among the General Plan elements. Following formal adoption of the Plan by the Town of Apple Valley, periodic review of the Plan elements for internal consistency and for timeliness will be the responsibility of City Planning Department staff.

PUBLIC PARTICIPATION

Section 65583(c)(5) of the Government Code states that "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.

The Housing Element of the Town of Apple Valley for which the basic housing goals, objectives, policies and programs were formulated was prepared as part of a comprehensive General Plan Program.

Preparation of the Apple Valley General Plan, including the Housing Element, involved an extensive amount of public participation. Participation included a questionnaire mailed out to Town residents, and meetings with the General Plan Advisory Committee, comprised of representatives from different segments of the community. Finally, the public had an opportunity to review and comment on the General Plan at hearings held before the Planning Commission and Town Council.

SOURCES OF INFORMATION

Several sources of information have been used to document recent demographic and housing trends in Apple Valley. Data from the 1980 Census was used as the base year for comparison for many of the tables in this report.

Demographic and household information (e.g., current ethnic mix, age distribution) have primarily been obtained from estimates prepared by Urban Decision Systems, Inc. (UDS). UDS annually prepares demographic/household updates based on data supplied by federal, state, county and city sources.

POPULATION AND HOUSING DATA

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and region. This section discusses the components of housing need. The components include the trends in Apple Valley's population, households, and employment base and the type of housing available, and how the Town compares with the County as a whole.

The analysis which follows is broken down into four major subsections. Section A, Population Characteristics, analyzes the Town of Apple Valley in terms of individual persons and attempts to identify any population trends that may affect future housing needs. Section B, Household Characteristics, analyzes Apple Valley by households, or living groups, to see how past and expected household changes will affect housing needs. Section C, Employment, analyzes individual persons in Apple Valley by occupation and employment sources. Section D, Housing Stock, analyzes the housing units in Apple Valley by availability, affordability, and condition. This information can be used to help identify programs which are needed to ensure that the existing and future housing stock meets the housing needs of every segment of the Town's population. Analysis in each of these subsections provides a data base upon which decisions concerning programs and policies for the provision of adequate housing in the Town.

POPULATION CHARACTERISTICS

Number of Inhabitants

Table H-2 shows current (January 1989) population estimates for Apple Valley, other incorporated places and San Bernardino County as a whole. The 1989 population of Apple Valley is estimated by Urban Decision Systems to be 41,378 persons, ranking it 10th among the 20 incorporated places in San Bernardino County.

The high desert area of which Apple Valley is a part has experienced significant growth within the last ten years, as shown in Table H-3. The primary cause of this growth is rapid commercial and industrial development in western San Bernardino County and in nearby Riverside County, also

TABLE H-2
SAN BERNARDINO COUNTY POPULATION
JANUARY 1989

CITY	TOTAL	CITY	TOTAL
Adelanto	5,846	Montclair	25,802
Apple Valley	41,378	Needles	5,475
Barstow	21,104	Ontario	124,260
Big Bear Lake	6,368	Rancho Cucamonga	104,727
Chino	56,755	Redlands	59,833
Colton	37,705	Rialto	64,313
Fontana	77,971	San Bernardino	153,660
Grand Terrace	10,859	Twentynine Palms	11,145
Hesperia	49,599	Upland	63,948
Highlands	26,828	Victorville	31,714
Loma Linda	13,939		
Total Incorporated			993,229
Unincorporated			331,382
San Bernardino County Total			1,324,611

Sources: **Apple Valley:** Urban Decision Systems
Hesperia: City of Hesperia
Other Cities, County: California State Department of Finance

known as the Inland Empire. This development has generated increased employment opportunities and triggered population growth and demand for housing throughout the Inland Empire. Although most of this growth occurred in western San Bernardino County in the early 1980s, it spread eastward as the decade progressed.

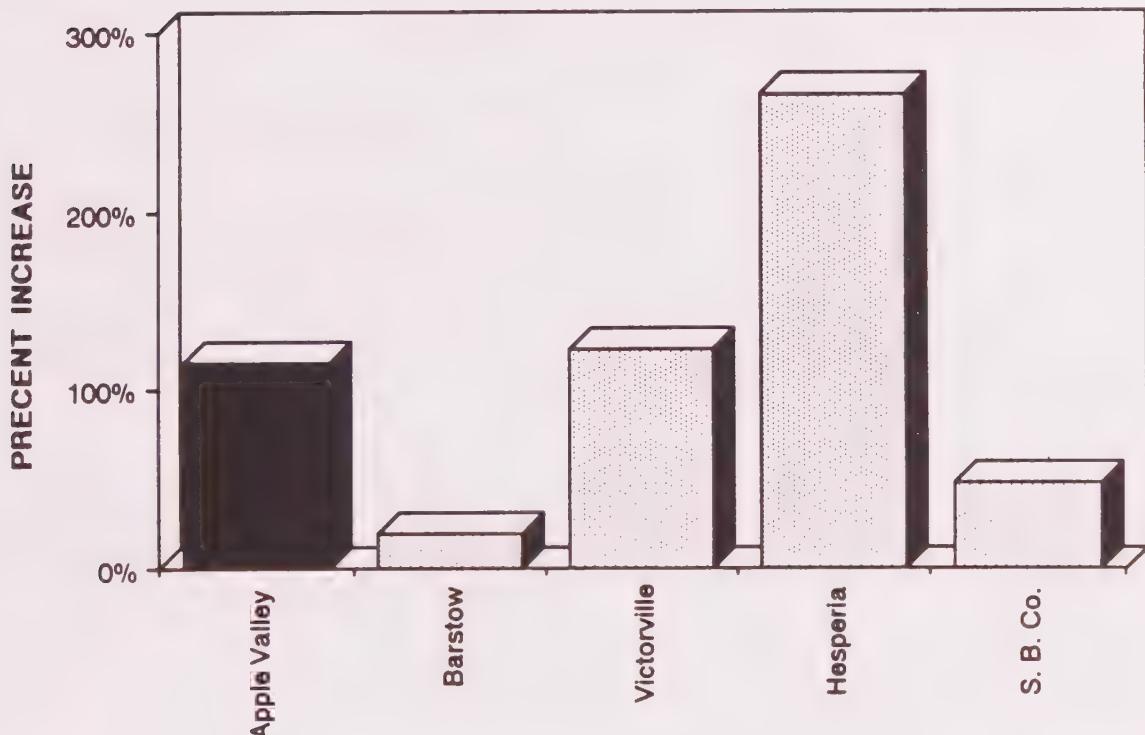
Good access to Interstate 15 enables workers to live in communities such as Apple Valley, Hesperia and Victorville and commute to emerging Inland Empire employment centers to the south and west. A large inventory of developable land also facilitates an ongoing supply of affordable market rate housing in the area.

TABLE H-3
HIGH DESERT REGIONAL POPULATION TRENDS
1980 - 1989

	1980	1989	% INCREASE
San Bernardino County	895,016	1,324,611	48.0
Apple Valley	19,291	41,378	114.5
Barstow	17,690	21,104	19.3
Victorville	14,220	31,714	122.9
Hesperia	13,540	49,599	266.3

Source: 1980 Census of Population and Housing
 California State Department of Finance
 Urban Decision Systems
 City of Hesperia

HIGH DESERT REGIONAL POPULATION TRENDS
1980-1989



In Table H-3, the recent rapid growth rate of these three communities can be compared with the slower growth rate of Barstow, also located in the high desert, but beyond comfortable commuting range of major employment centers.

Recent growth patterns are expected to continue in the near future, both for the high desert as a whole and for the Town of Apple Valley in particular. Urban Decision Systems projects that Apple Valley will continue to grow rapidly over the next five years, reaching a population of 54,081 by 1994. This represents an increase of almost 31% over the five year period, or slightly over six percent per year.

Age Characteristics

Apple Valley's explosive growth between 1980 and 1989 was accompanied by a significant shift in the age structure of its population, as shown in Table H-4. Within nine years, the median age increased by two full years, from 32.2 to 34.2 years. This shift resulted from a decline in the percentage of teenagers and young adults aged 14 to 24. This age group, which made up 18.5% of the Town population in 1980, shrank to just 13.9% of the population by 1989, a decline of about one-third. This drop was offset by an almost identical increase in the middle adult population aged 35 to 44. This age group grew from 13.5% of the population in 1980 to 17.9% of the population in 1989. Urban Decision Systems expects this trend to continue and even accelerate within the next five years. By 1994, adults 35 to 44 will comprise almost 20% of Apple Valley, by far the largest age group in the Town. This growth in the middle adult population is primarily attributable to the influx of new home buyers who fall predominately within this age group, and is only secondarily a result of the aging of younger residents who have remained.

Race/Ethnicity Characteristics

Table H-5 shows the ethnic composition of Apple Valley's population. At present 93.3% of the residents of Apple Valley are white, a slight decrease from the 95% white population found in the 1980 Census. Spanish/Hispanic residents constitute the largest minority population, now 7.3% of the Town, a slight increase from the 1980 Census. Blacks, American Indians, and Asian/Pacific Islanders each comprise approximately 2% of the Town population.

TABLE H-4
TOWN OF APPLE VALLEY
AGE CHARACTERISTICS

AGE RANGE	1980(a)		1989(b)	
	NUMBER OF PERSONS	PERCENT OF TOTAL	NUMBER OF PERSONS	PERCENT OF TOTAL
0 - 5	1,568	8.1%	3,679	8.9%
6 - 13	2,545	13.2%	5,614	3.6%
14 - 17	1,514	7.8%	2,441	5.9%
18 - 20	935	4.8%	1,470	3.6%
21 - 24	1,137	5.9%	7,834	4.4%
25 - 34	2,705	14.0%	6,158	14.9%
35 - 44	2,606	13.5%	7,425	17.9%
45 - 54	2,060	10.7%	4,346	10.5%
55 - 64	2,049	10.6%	3,709	9.0%
65+	2,173	11.3%	4,702	11.4%
Total:	19,291	100.0%	41,378	100.0%
Median Age	32.2		34.2	

Source: (a) U.S. Dept. of Commerce, Bureau of Census, 1980 Census Report.
 (b) Urban Decision Systems, Demographic Trends: 1980-89-94.

TOWN OF APPLE VALLEY-AGE CHARACTERISTICS

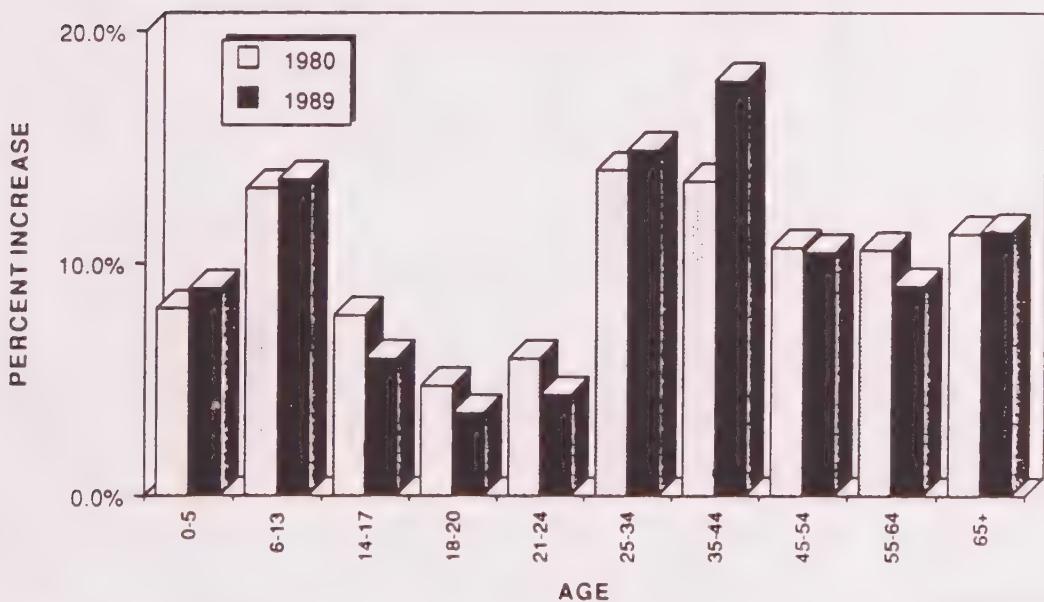


TABLE H-5
TOWN OF APPLE VALLEY
RACE AND ETHNICITY: 1980 AND 1989

RACE/ETHNICITY	1980(a)		1989(b)	
	#	%	#	%
White	18,319	95.0%	38,605	93.3%
Black	322	1.7%	804	1.9%
American Indian	235	1.2%	713	1.7%
Asian/Pacific Islander	287	1.5%	870	2.1%
Other	127	0.7%	386	0.9%
Total	19,290	100.0%	41,378	100.0
Spanish/Hispanic	1,211	6.3%	3,019	7.3%

Source: (a) 1980 Census of Population and Housing
 (b) Urban Decision Systems, Demographic Trends: 1980-89-94

Note: In the 1980 Census, a large percentage of Spanish Origin persons classified themselves as Other, rather than White, Black, Asian, or American Indian. To bring data in line with current Bureau of the Census practice, Spanish/Hispanic respondents have been redistributed among the other racial categories based on their overall proportion in the area being analyzed, as well as being separated out as "Spanish/Hispanic". The population identified in the Spanish/Hispanic category is therefore not counted in the total.

HOUSEHOLD CHARACTERISTICS

Household Type

Information collected on household type provides a good base for the analysis of a community's housing needs. The Bureau of the Census defines a household as all persons who occupy a housing unit. This may include single persons living alone, families related by blood or marriage, as well as unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are enumerated separately and are not counted in the household population.

Table H-6 shows household characteristics for Apple Valley. According to Urban Decision Systems, the Town had grown to 15,050 households in 1989, an increase of 116% over the number of households in 1980. Although one-fifth of all households consist of single people living alone, Apple Valley remains predominately family-oriented. As shown in Table H-6, over 75% of all households are families. The remaining 3.5% of the Town's households are made up of unrelated individuals who share a housing unit.

Household Size

Trends in household size can indicate the growth pattern of a community. Average household size will increase if there is an influx of larger families or a rise in the local birth rate. Household size will decline where the population is aging, or when there is an immigration of single residents outside childbearing age.

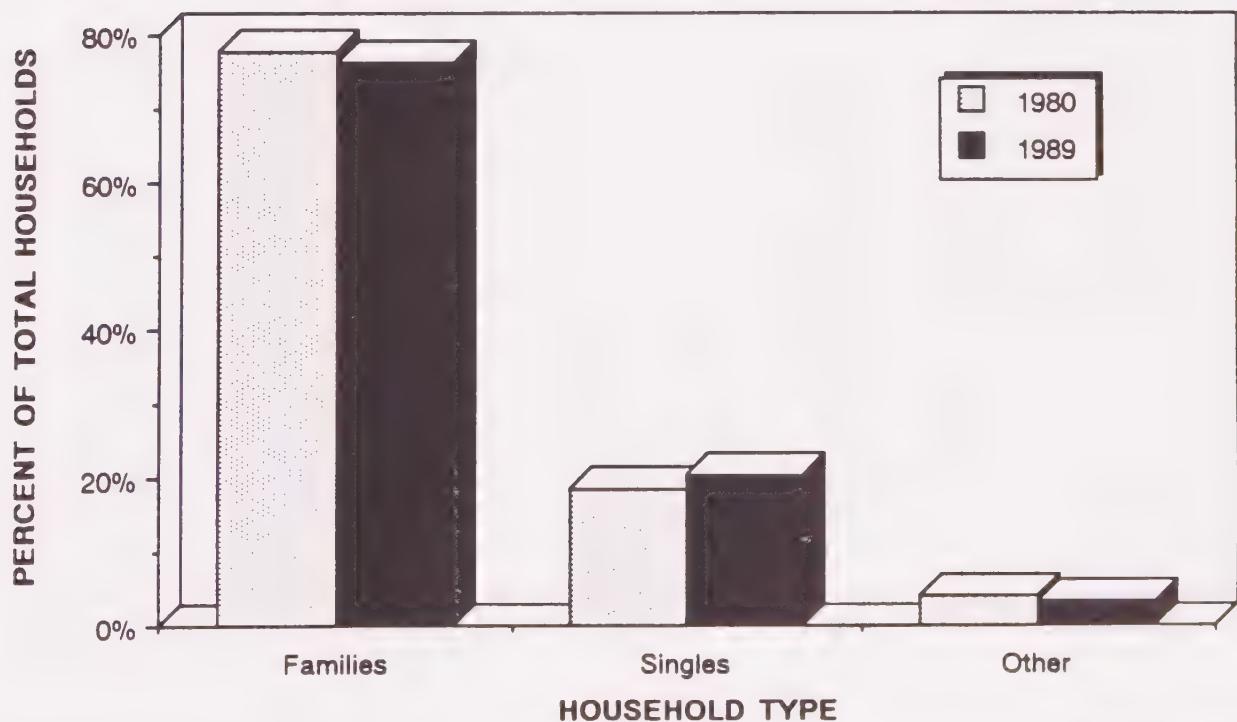
As shown in Table H-6, average household size in Apple Valley was 2.76 persons per unit in 1980 and remained virtually unchanged at 2.74 in 1989. In comparison with San Bernardino County, average household size in Apple Valley is slightly lower.

TABLE H-6
TOWN OF APPLE VALLEY
HOUSEHOLD CHARACTERISTICS
1980-89

TYPE	1980 HOUSEHOLDS	%	1989 HOUSEHOLDS	%
Families	5,415	77.7	11,487	76.3
Singles	1,285	18.4	3,042	20.2
Other	271	3.9	521	3.5
Total	6,971	100.0	15,050	100.0
Apple Valley Average Household Size		2.76		2.74
San Bernardino County Average Household Size		2.82		2.86

Source: 1980 Census of Population and Housing
 Urban Decision Systems
 California State Department of Finance

TOWN OF APPLE VALLEY
HOUSEHOLD CHARACTERISTICS: 1980-1989



Overcrowding

Overcrowding reflects the inability of households to buy or rent housing which provides reasonable privacy for each member. The Census defines overcrowded units as those housing more than one person per room [excluding bathrooms, kitchens, hallways and porches]. The 1980 Census found 144 overcrowded units in Apple Valley, 2.8% of the housing stock at that time. Thirty-two of those units [22%] were occupied by households with incomes below poverty level. Of these, 63% were renter-occupied. Applying these percentages to the 1989 unit count, it can be estimated that a total of 422 households in Apple Valley live in overcrowded conditions. Of these, households, 94 have incomes below poverty level. Fifty-nine of these households are renters; 35 are homeowners.

Because new residential construction in Apple Valley is focused on larger three- and four-bedroom single family homes, the supply of ownership units for larger households is adequate. However, the fact that in 1980 not quite two-thirds of all overcrowded households in poverty were renters suggests a need for larger rental units and/or rental subsidies to allow low income large households to afford adequately sized units.

Income

The major factor which constrains the ability of households to obtain adequate housing is income, the ability to pay for adequate housing. Median income of a community, in comparison with median income for the county as a whole, is one key indicator used to determine housing need. Median income is a statistic which marks the halfway point in a community's income distribution. Fifty percent of all households earn more than the median; fifty percent earn less. Table H-7 shows Apple Valley median income for 1979 and 1989 in relation to median income for the County as a whole and for nearby communities. As reported in the 1980 Census, in 1979 Apple Valley had a median household income of \$18,556. This figure was just slightly above the Countywide median of \$17,463, and substantially higher than the median income in the City of Victorville, \$15,175. Since 1979, incomes in Apple Valley have not kept pace with either Victorville or the County as a whole. Current median income

TABLE H-7
MEDIAN HOUSEHOLD INCOME
APPLE VALLEY AND SURROUNDING AREAS
1979 AND 1989

JURISDICTION	1979 MEDIAN INCOME	1989 MEDIAN INCOME	% INCREASE
Apple Valley(a)	18,556	28,650	54.4
Barstow(b)	17,931	29,120	62.4
Victorville(b)	15,175	34,070	124.5
San Bernardino County(c)	17,463	32,200	84.4

Sources: (a) Apple Valley: Urban Decision Systems
 (b) Barstow/Victorville: Consumer Research Consultants Household Survey conducted for Victor Valley Daily Press, November 1987, projected forward to 1989, based on annual inflation rate of 4%.
 (c) County: 1989 Census; HUD 1989 County Income Estimates

**MEDIAN HOUSEHOLD INCOME
PERCENT INCREASE: 1979 TO 1989**



in Apple Valley is 11% lower than the County as a whole and 16% lower than Victorville. Contributing factors to this relative change include recent construction of modest apartments in Apple Valley and development of single family homes for more affluent buyers in Victorville.

Median income statistics do not reveal the income distribution around the median. Table H-8 shows Apple Valley household income distribution for 1989. A total of 28% of Town households earn less than \$15,000 per year, and of these more than half earn less than \$10,000 annually. At the upper end of the spectrum, 21% of Apple Valley households earn \$50,000 or more.

The Department of Housing and Urban Development and the State Department of Housing and Community Development have established four income classifications using the County median as a guideline for defining housing need. They are:

- Very Low Income: Less than 50 percent of the County median.
- Low Income: From 51 to 80 percent of the County median.
- Moderate Income: From 81 to 120 percent of the County median.
- Upper Income: More than 120 percent of the County median.

TABLE H-8
TOWN OF APPLE VALLEY
HOUSEHOLD INCOME: 1989

INCOME RANGE	NUMBER OF HOUSEHOLDS	% OF HOUSEHOLDS
Less than \$ 5,000	871	5.8
\$ 5,000 - \$ 9,999	1,570	10.4
\$10,000 - \$14,999	1,776	11.8
\$15,000 - \$19,999	1,461	9.7
\$20,000 - \$24,999	1,044	6.9
\$25,000 - \$29,999	1,100	7.3
\$30,000 - \$34,999	1,168	7.8
\$35,000 - \$39,999	1,046	7.0
\$40,000 - \$49,999	1,838	12.2
\$50,000 - \$59,999	1,237	8.2
\$60,000 - \$74,999	1,073	7.1
\$75,000 - \$99,999	559	3.7
\$100,000 +	307	2.0
TOTAL	15,050	100.0

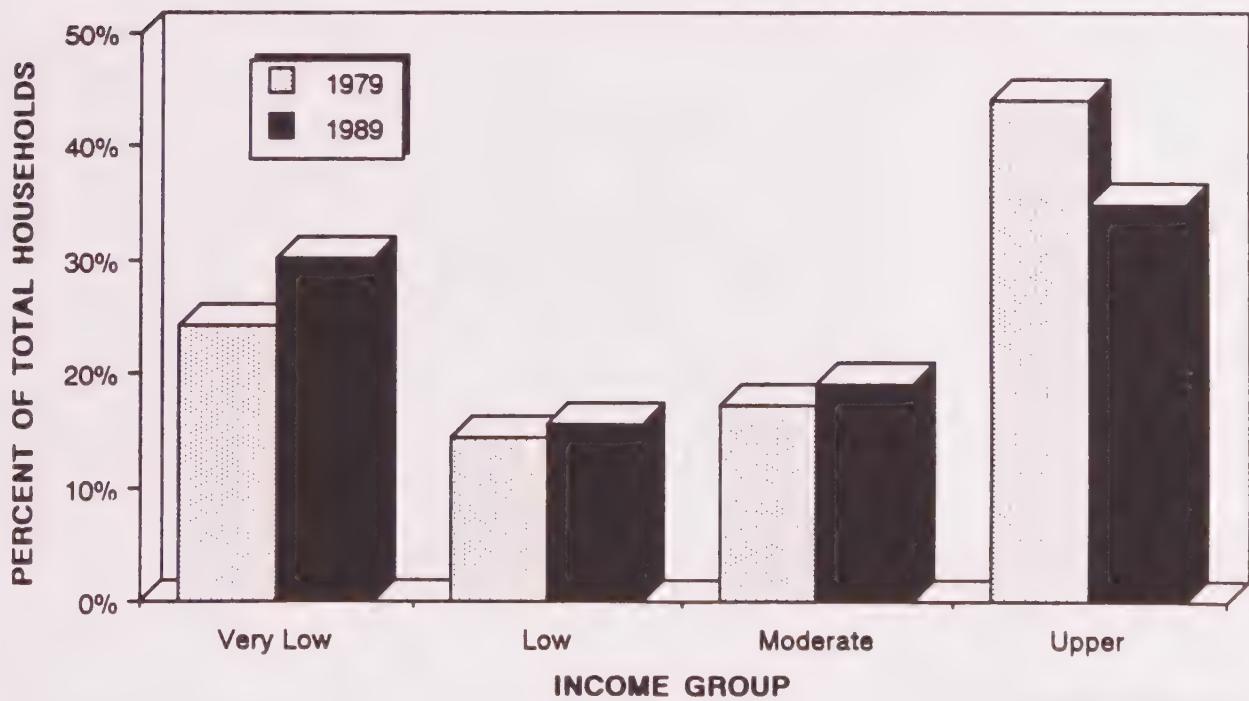
Source: Urban Decision Systems

The 1989 income distribution for Apple Valley (shown in Table H-8) can be divided into these four categories, interpolating to split income ranges as necessary. The results are shown in Table H-9, and are compared with the same information for Apple Valley in 1979. The table reveals a relative increase in the proportion of Low and Very Low income households in Apple Valley, which now comprise almost 46% of all households in the Town. This change is primarily a statistical consequence of the fact that the County median income now exceeds that of Apple Valley by more than \$3,500. The Town may have also experienced an immigration of lower income individuals and households, primarily in newer apartments. From a housing standpoint, the most difficult aspect of this change is the increase in Very Low income households, who are likely to be most in need of housing assistance in some form. There are approximately twice as many Very Low income households as Low Income households.

TABLE H-9
TOWN OF APPLE VALLEY
INCOME GROUPS: 1989

INCOME GROUPS	1979		1989	
	#	%	#	%
Very Low Income (less than 50% of County Median Income)	1,687	24.2%	4,553	30.3%
Low Income (51% - 80%)	1,008	14.5%	2,354	15.6%
Moderate Income (81% - 120%)	1,208	17.3%	2,870	19.1%
Upper Income (more than 120%)	3,068	44.0%	5,273	35.0%
Total	6,971	100.0%	15,050	100.0%
County Median Income	\$17,463		\$32,200	
Apple Valley Median Income	\$18,556		\$28,650	

Source: (a) Commerce Department, Bureau of the Census, 1980 Census report
 (b) Urban Decision Systems



These statistics have important consequences for the design of a housing program for Apple Valley and therefore for the Housing Element as a whole. In light of the dramatic population growth of the Town over the past decade, it is crucial that population and income estimates on which this program is based be checked against 1990 census data as soon as it becomes available.

Housing Affordability

State and Federal standards for housing overpayment are keyed to an income-to-housing cost ratio of 30 percent. Households paying more than this percentage of their income for shelter have less money left over for other necessities, such as food, clothing, utilities and health care. It is recognized, however, that Moderate and Upper Income households are generally capable of paying a larger proportion of their income on housing. Overpayment in these income groups is generally thought to include many first-time home buyers, who are better able to stretch and spend more than 30% in order to attain home ownership. Therefore, estimates of housing overpayment generally focus on lower income groups.

The SCAG Regional Housing Needs Assessment (RHNA), which quantifies lower income households paying more than 30% of their income for shelter on a city-by-city basis, predates incorporation of the Town of Apple Valley. Hence, Apple Valley was not assigned a Town-specific assessment of overpayment by the RHNA. RHNA's definition of existing and future need in Apple Valley is included within the data for unincorporated areas of San Bernardino County.

For the purposes of this Housing Element, estimates of existing and future housing need in Apple Valley have been developed by assuming that the Town's housing need is proportionally similar to that of unincorporated County areas as a whole. It does not include lower income households who are not paying more than 30% of their income, but live in substandard units, nor does it include the homeless or those living in overcrowded conditions.

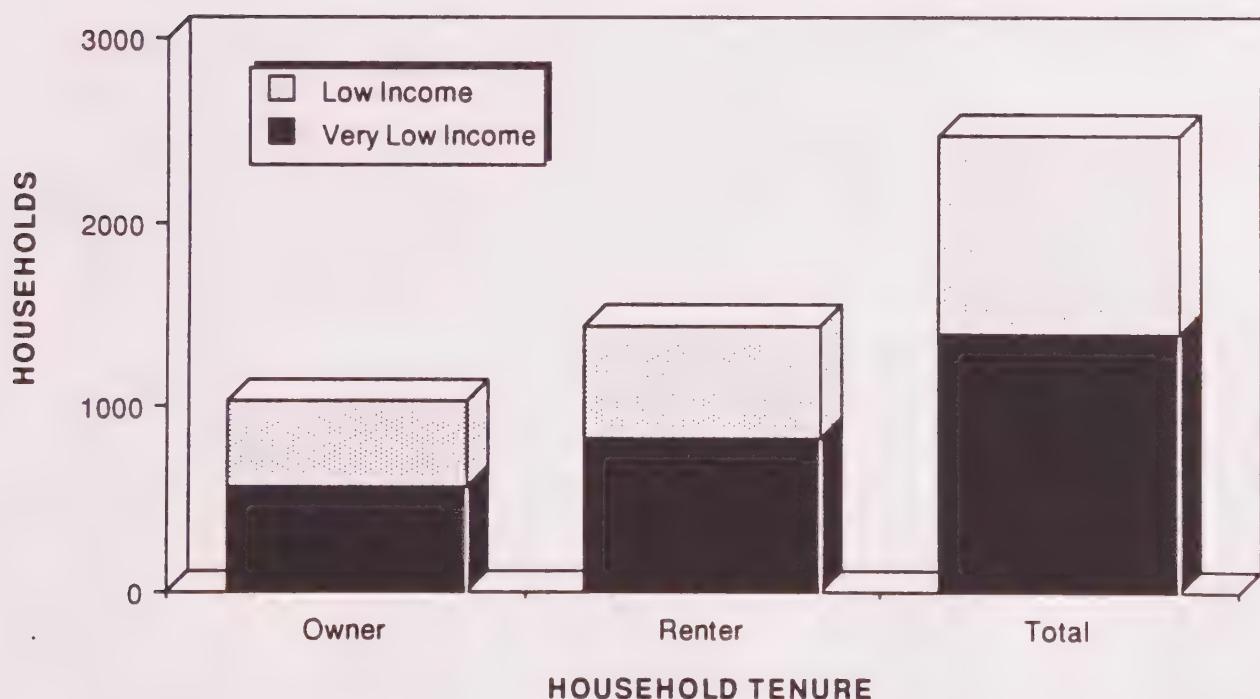
The resulting estimate of current housing need is shown in Table H-10. A total of 2,476 lower income households in Apple Valley are believed to be overpaying for housing. Of

TABLE H-10
TOWN OF APPLE VALLEY
ESTIMATED NUMBER OF LOWER INCOME HOUSEHOLDS
PAYING GREATER THAN 30% OF INCOME FOR SHELTER

HOUSEHOLD TENURE	VERY LOW INCOME	LOW INCOME	TOTAL
Owner	567	464	1,031
Renter	828	617	1,445
Total	1,395	1,081	2,476

Source: Derived from SCAG Regional Housing Needs Assessment, June 1988. Apple Valley needs assumed proportional to those of unincorporated San Bernardino County as a whole.

TOWN OF APPLE VALLEY-HOUSEHOLDS PAYING GREATER THAN 30% OF INCOME FOR SHELTER



these, just over 1,000 are ownership households; the majority are renters. The distinction between renter and owner housing overpayment is important. Although homeowners may overextend themselves to afford to purchase a house, the owner is building equity and is likely to have fixed housing costs, or to have a relatively predictable increase in mortgage payments over time. In addition, the option to sell the home always remains. Renters, on the other hand, are not building equity and their housing costs are less stable than homeowners due to rent increases. They are more vulnerable to change than are owners, in that they are limited to the rental market, and are obligated to pay the rent established in that market.

Special Needs Groups

Certain segments of the population may have a more difficult time finding decent, affordable housing due to special circumstances. These "special needs" households include the elderly, handicapped persons, large families, households headed by women, farmworkers, and the homeless. The number of special needs households and/or persons in Apple Valley is summarized in Table H-11.

Elderly: The special needs of many elderly households result from their lower, fixed incomes, physical disabilities, and dependence needs. An estimated 4,702 elderly (65 years and over) resided in Apple Valley in 1989, representing 11.4% of the total population. Escalating housing costs, particularly in the rental market, severely impact housing affordability for the elderly, who are usually on fixed incomes. Housing needs of the elderly can be addressed through congregate housing, rental subsidies, housing rehabilitation assistance, and other types of homeowner assistance for seniors.

Handicapped: Physical handicaps can hinder access to housing units of traditional design as well as limit the ability to earn adequate income. An estimated 7.1% of Apple Valley's households have at least one handicapped member. This figure includes age-related as well as other disabilities. Housing opportunities for the handicapped can be maximized through the provision of affordable, barrier-free housing. Special modifications include units with access ramps, wider doorways, assist bars in bathrooms, lower cabinets, and elevators.

TABLE H-11
TOWN OF APPLE VALLEY
SUMMARY OF SPECIAL NEEDS GROUPS: 1989

NEEDS GROUP	NUMBER OF HOUSEHOLDS/PERSONS	% OF TOTAL HOUSEHOLDS/POPULATION
Elderly (65+) (a)	4,702	11.4
Handicapped (b)	1,071	7.1
Large Families (a)	1,454	9.7
Households headed by Women (c)	1,420	7.8
Farmworkers (d)	72	0.2

Sources: (a) Urban Decisions Systems, Demographic Trends: 1980-89-94
 (b) Proportion of Handicapped households from 1980 Census applied to current (1989) households.
 (c) Proportion of households headed by women from 1980 Census applied to current (1989) households.
 (d) 1980 Census figure (including farming, fishing and forestry) assumed constant.

Large Households: Large families (5 persons or more) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and in turn accelerating unit deterioration. In addition, large families have difficulty finding rental units which qualify for the Section 8 Housing Assistance Program, because larger units often exceed maximum rent limits. In addition, some landlords are reluctant to rent to large families.

Approximately 9.7% of Apple Valley's households in 1989 had five or more members. This represents a decrease from 1980, when large households comprised 12.7% of the Town's total households. The housing needs of large households can be addressed through the expansion of existing smaller units, and the provision of new, affordably-priced larger units.

Households Headed by Women: Households headed by women tend to have low incomes, thus limiting housing availability for this group. In 1980, 9.7% of Apple Valley's households were headed by a woman. Applying this percentage to 1989 households, it is estimated that 1,420 of

the Town's households are headed by women. Of these, approximately 1,011 (71%) have dependent children under 18 years of age. While there is no definitive data regarding the housing tenure of this group, it can be assumed that low incomes preclude the option of home ownership for most of these households. Providing housing opportunities for households headed by women relates both to affordability and services related to the care of children, such as day care, schools, and recreational facilities.

Farmworkers: There is limited agriculture within Apple Valley at present. It is expected to be phased out as urbanization proceeds. The 1980 Census found 72 individuals engaged in farming, fishery and forestry in Apple Valley. It may be presumed that most, if not all, of these people were involved in agriculture. However, there has been no agriculture expansion since 1980. Therefore, the number of individuals involved is not projected to have grown proportional to the population but rather to have remained stable and or decreased.

Homeless: Throughout the county, homelessness has become an increasing problem. Factors contributing to the rise in homeless include the general lack of housing affordable to low and moderate income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidy to the poor, and the de-institutionalization of the mentally ill.

Apple Valley's location off the main highway limits the number of transient homeless who find their way to the Town. There are a number of organizations which provide services to the homeless in the Apple Valley area. Although several provide food for the homeless, none as yet serve meals daily at a fixed location. The High Desert Homeless Program is a referral agency which offers food, emergency shelter, emergency clothing, personal care supplies, and, when funding is available, gasoline vouchers and rental/utility assistance. Between June 8 and September 15, 1990, 65 individuals who contacted the agency had listed an Apple Valley address prior to becoming homeless. However, not all Apple Valley mailing addresses are within Town boundaries.

Samaritan Helping Hand in Victorville is a non-profit organization that provides food, emergency clothing, transportation and medical prescription assistance. It serves

about 15 to 30 families a day, mostly welfare recipients. The organization makes no effort to separate out the homeless, but estimates that it serves approximately 10 to 12 homeless individuals per week.

Trinity Lutheran Church in Victorville assists both Samaritan Helping Hand and the High Desert Homeless Program. The church collects food donations and offers them to Samaritan; they also provide gas vouchers and emergency housing to people referred to them by the High Desert Homeless Program. On the average they provide assistance to approximately five to eight individuals, mostly singles passing through town.

Zion Lutheran Church and Faith Lutheran, both located in Victorville, also collect food and financial donations and forward this assistance to Samaritan Helping Hand. High Desert Baptist Church in Victorville collects money for the needy and directs it to Samaritan Helping Hand, the High Desert Homeless Program and other organizations.

The Church of the Valley in Apple Valley provides two kinds of emergency services. They will house a person or family in a motel for up to two nights. They will also provide monetary assistance to people facing eviction. In the first half of 1990, the church aided a total of 14 families and individuals.

A 1989 study by the San Bernardino Mental Health Association estimated that the Victor Valley homeless population was about 2,500 and increasing. The study found growing numbers of women and children among the homeless population, due in part to wife and child abuse, loss of breadwinner in the household, and the sale of the home or the apartment by the previous owner. A study by the Salvation Army concurs with the San Bernardino study and estimates the number of Victor Valley homeless at 2,500 to 3,000.

Crossroads Community Ranch is a service organization oriented toward the mentally ill, and serves many of the homeless. A spokesperson for the Ranch estimates that approximately 30% of the contacts to homeless services and organizations in the High Desert are from Apple Valley, mostly from single-parent families. According to Crossroads, the homeless in Apple Valley are predominantly white. The second largest group is Latinos, then Blacks and American

Indians. During spring and fall, the area usually experiences an increase in transient population, people travelling along I-15 who are just passing through. There is one emergency shelter in Adelanto for the homeless mentally ill, known only as Lilly Ruff's, which provides shelter for up to eight individuals for as long as three months.

Estimates of the number of homeless as indicated by these service organizations are at variance with information provided by the Apple Valley Police Department.

Representatives of the police department indicated that there was no identifiable homeless population in Apple Valley, and that sworn officers had little or no contact with homeless people in the Town.

EMPLOYMENT

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. The 1980 Census classified 6,271 persons in Apple Valley labor force. Of these, 5,925 were in the civilian labor force. At that time, 8.9 percent were unemployed, which was higher than the overall County unemployment rate of 7.4 percent in 1980.

Of employed civilians in 1980, 31% worked in technical, sales and administrative support occupations; 26% in managerial and professional specialty occupations, and 24% in wholesale and retail trade. Since 1980, the housing boom in Apple Valley has generated considerable demand for employment in the construction trade. Many construction workers are believed to reside locally within Apple Valley.

The Census found that 95% of all workers living in Apple Valley worked in San Bernardino County. A questionnaire mailed to 4,000 residents and businesses as part of the current General Plan program found that about one-third of all employed respondents worked in Apple Valley and an additional 40% worked in Victorville. It is believed, however, that a substantial portion of new residents do not work in Apple Valley/Victorville area, but rather commute "over the hill" to western and southern San Bernardino County and

Riverside County. As the construction of new housing in Apple Valley proceeds, the proportion of Apple Valley residents commuting to employment centers in other parts of the Inland Empire is expected to increase.

HOUSING STOCK

Housing Growth

Table H-12 shows housing trends in Apple Valley and nearby High Desert communities in comparison with San Bernardino County. Apple Valley's rate of housing growth since the 1980 Census far exceeds that of other incorporated cities and of the county as a whole.

Housing Type

Table H-13 shows the change in the number of housing units in Apple Valley, broken down by type of unit. The greatest increase in the Town, by both number and percentage gain, has been in single family homes, followed by multi-family units and lastly by mobile homes. This trend is expected to continue for the near future. The majority of new units proposed within the Town are single family homes.

Housing Tenure

Tenure is the term used to differentiate ownership units from rental units. The tenure distribution of a community's housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. Housing overpayment, while faced by many households regardless of tenure, is far more prevalent among renters.

TABLE H-12
HOUSING TRENDS
APPLE VALLEY AND SURROUNDING COMMUNITIES

JURISDICTION	NUMBER OF UNITS		% INCREASE
	1980 (a)	1989	
Apple Valley	5,900	15,302 (b)	159.4%
Barstow	6,717	8,101 (c)	20.6%
Victorville	6,086	12,129 (c)	99.2%
San Bernardino County	370,155	527,686 (c)	42.6%

Sources:

- (a) 1980: (All cities) Census of Population and Housing
- (b) 1989: Apple Valley: Cotton/Beland/Associates, Inc.
- (c) 1989: Barstow, Victorville, County of San Bernardino: California State Department of Finance

**PERCENT INCREASE IN HOUSING UNITS
1980 TO 1989**

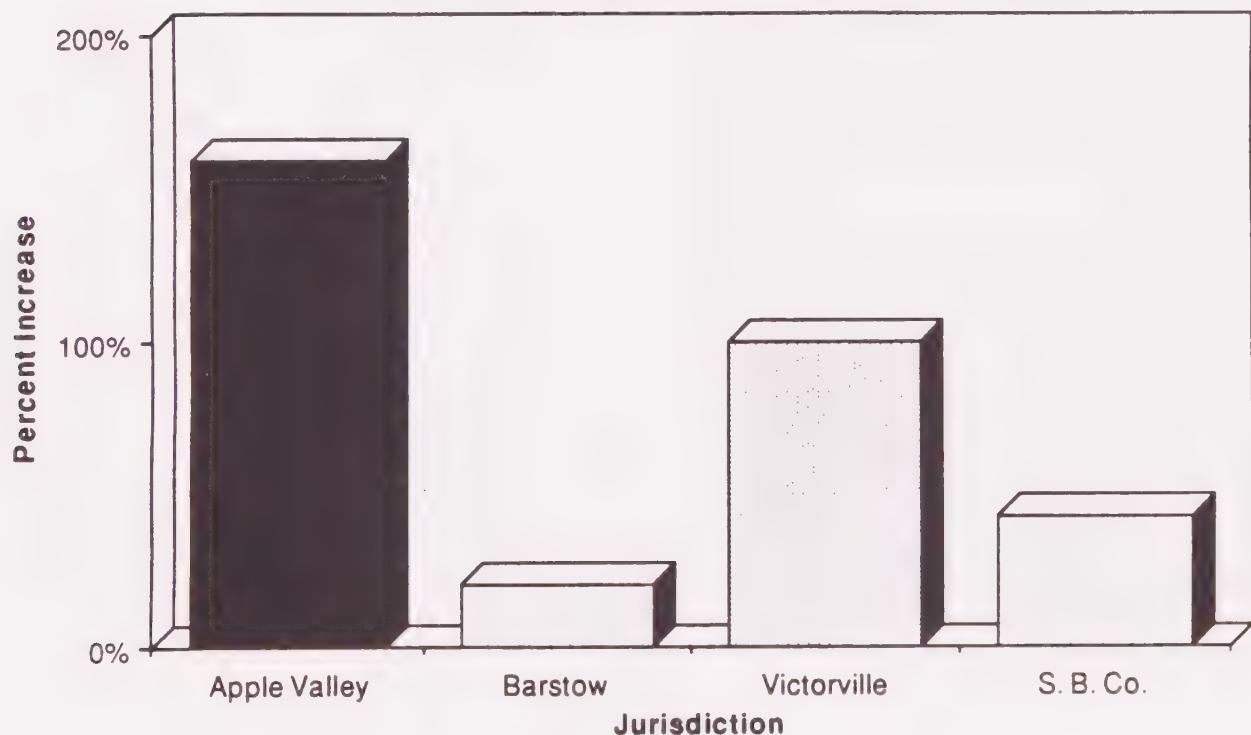


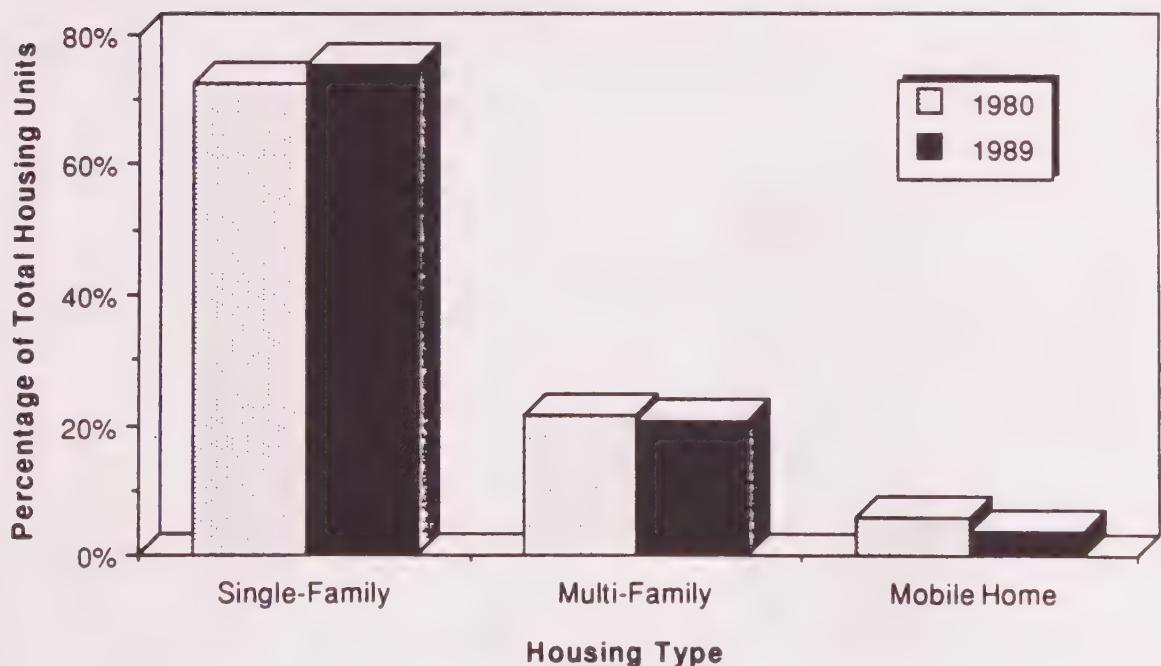
TABLE H-13
TOWN OF APPLE VALLEY
TRENDS IN HOUSING TYPE 1980 - 1989

HOUSING TYPE	1980 (a)		1989 (b)		1980-1989 CHANGE	
	NO. OF UNITS	% OF TOTAL UNITS	NO. OF UNITS	% OF TOTAL UNITS	NO. OF UNITS	%
Single Family	4,291	72.7%	11,562	75.6%	7,271	169.4%
Multi-Family	1,267	21.5%	3,180	20.8%	1,913	151.0%
Mobile Homes	342	5.8%	560	3.7%	218	63.7%
Total	5,900	100.0%	15,302	100.0%	9,402	159.4%

Source: (a) 1980: Census of Population and Housing

(b) 1989: Cotton/Beland/Associates, Inc.

**TOWN OF APPLE VALLEY: DISTRIBUTION OF
HOUSING TYPES 1980 & 1989**



Apple Valley has historically been and continues to be an owner-occupied community, the percentage of homeowners hovering just under three quarters of all units. In 1980, 73.8% of all units were owner occupied. Urban Decision Systems estimates that by 1989 the proportion of owners had increased slightly, to 74.2%. This statistic will vary with that for housing type, immediately above. Since the majority of units to be constructed in Apple Valley are single family homes marketed to individuals, the percentage of owner occupancy will continue to rise.

Housing Conditions

Table H-14 shows the age of housing units in Apple Valley. Just over 60% of the Town's housing stock is ten years old or less. The relative age of the housing stock in Apple Valley is an opportunity for the Town to maintain a housing rehabilitation program on a modest scale and to be able to carefully monitor housing condition and prevent problems before they begin. The accepted standard for major housing rehabilitation needs is after 30 years. In 1989, less than 8 percent of Apple Valley's housing stock was 30 years old or older. However, it should be noted that a portion of the multi-family housing inventory, especially that north of Highway 18 between Thunderbird Road and Otoe Road, and in the Southeast area bounded by Yucca Loma Road, Bear Valley Road, Kiowa Road and Central Road is over 20 years old and was not quality construction when it was new. These units may be in need of major rehabilitation before other units of the same vintage.

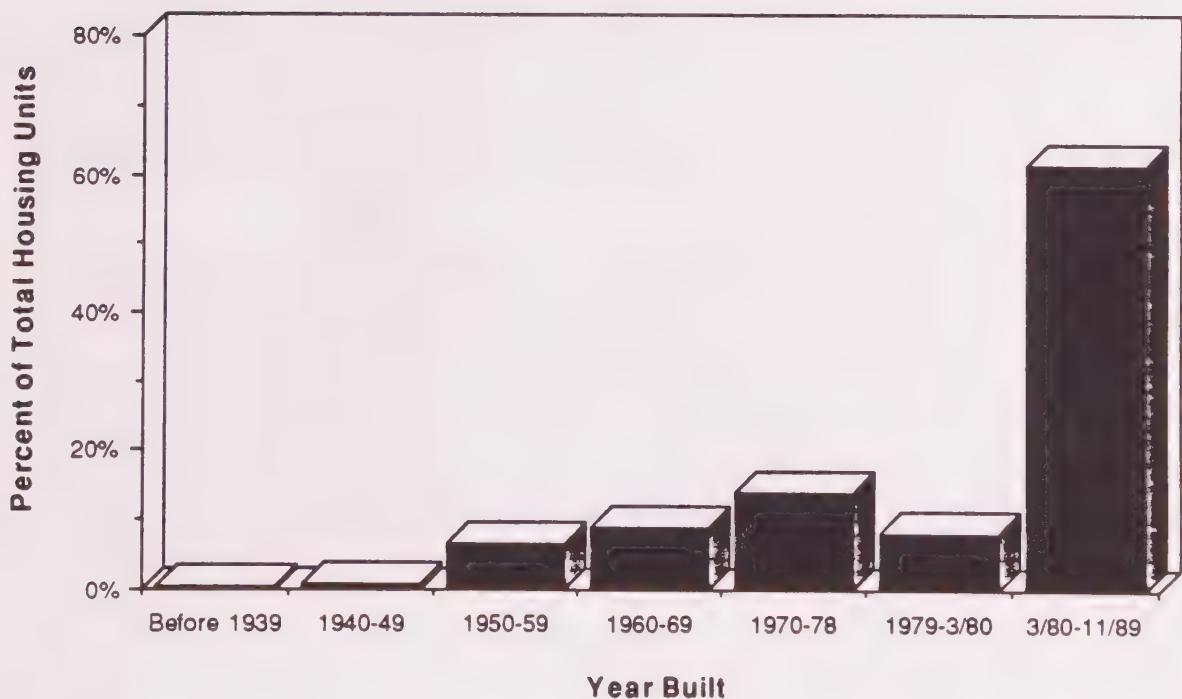
The overall condition of Apple Valley's housing stock is excellent. A detailed land use survey conducted for the General Plan program revealed some single-family units in need of rehabilitation or replacement. There are a total of 59 of these homes on widely scattered sites throughout the Town. Of these, eight are likely to need replacement; some, however, appeared to be unoccupied. There are no blighted single-family neighborhoods. The survey found 84 multi-family units, all within the two areas described above, in need of rehabilitation. None were in need of replacement.

TABLE H-14
TOWN OF APPLE VALLEY
AGE OF HOUSING STOCK

YEAR BUILT	NUMBER OF UNITS	% OF TOTAL
1939 or earlier	32	0.2%
1940 - 1949	141	0.9%
1950 - 1959	1,007	6.6%
1960 - 1969	1,371	9.0%
1970 - 1978	2,128	13.9%
1979 - March 1980	1,221	8.0%
March 1980 - Nov. 1989	9,402	61.5%
Total	15,302	100.0%

Source: 1980 Census;
Cotton/Beland/Associates, Inc.

TOWN OF APPLE VALLEY: AGE OF HOUSING



Since incorporation, the Town of Apple Valley has continued to participate in housing rehabilitation programs established by the County of San Bernardino. Funded by Community Development Block Grant programs, Town citizens have received grants for home repairs for the elderly and handicapped and low interest loans for single family residences.

Ownership Housing Costs

The cost of housing determines whether or not a household will be able to obtain a adequately-sized unit in good condition. In 1980, the median home value of housing in Apple Valley was \$70,500. Table H-15 shows median owner-occupied housing value as determined from the 1980 Census.

The best current information about housing affordability deals with average, rather than median housing costs, and is also shown in Table H-15. Although it is not statistically valid to compare average costs with median costs, it is acceptable to compare differences among median values in 1980 with differences among average sales prices in 1989.

In 1980, Apple Valley had a higher median housing value than Barstow, Victorville, or San Bernardino County as a whole. In December 1989, however, the average sales price in Apple Valley was lower than the average price in Victorville, and much lower than the average sales price Countywide. Some of this change is attributable to the development of upscale housing in western portions of San Bernardino County in communities such as Rancho Cucamonga, and portions of Chino and Upland, where the average sales price exceeded \$200,000 in late 1989.

These homes inflate the average sales price for the County as a whole. Within Apple Valley, however, an ample supply of reasonably priced developable residential land and a highly competitive market has fostered the maintenance of housing prices at a relatively modest level over the past ten years.

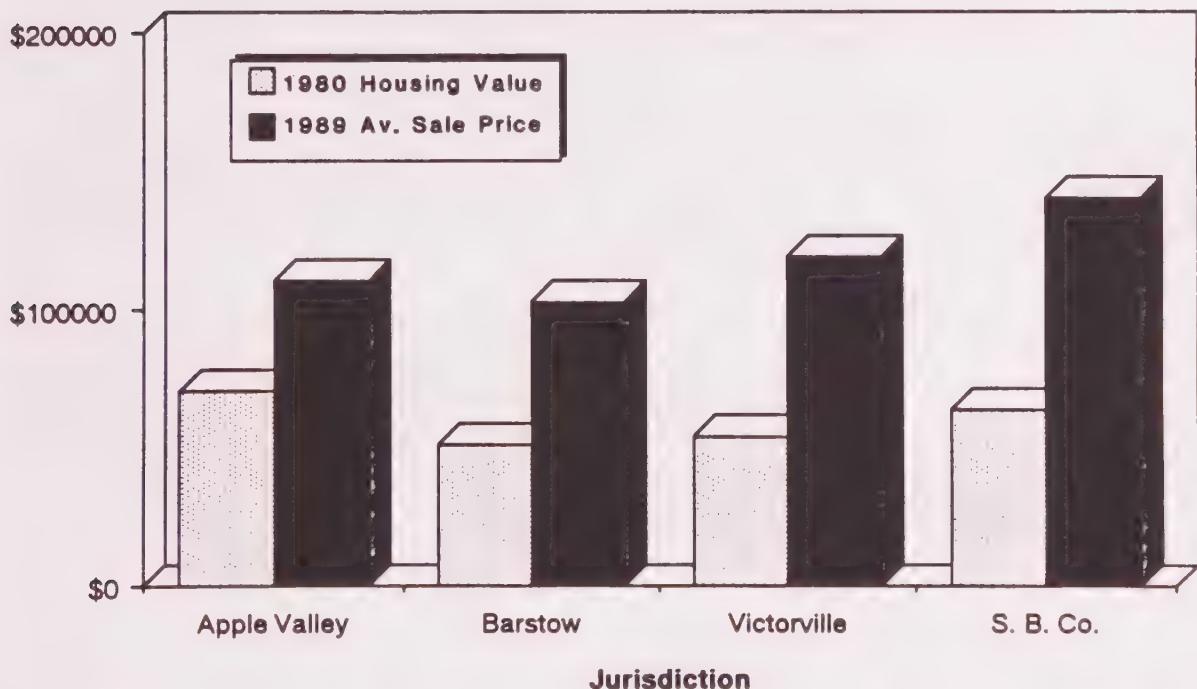
TABLE H-15
TRENDS IN OWNERSHIP HOUSING VALUES 1980 - 1989
APPLE VALLEY AND SURROUNDING AREAS

JURISDICTION	1980 MEDIAN OWNER-OCCUPIED HOUSING VALUE	DECEMBER 1989 AVERAGE SALES PRICE
Apple Valley	\$70,500	\$110,261
Barstow	\$50,500	\$101,973
Victorville	\$53,200	\$119,272
San Bernardino County	\$63,000	\$140,404

Source: 1980: Census of Population and Housing

1989: TRW Real Estate Information Services, presented in Los Angeles Times,
 February 18, 1990.

TRENDS IN HOUSING VALUES 1980 - 1989
APPLE VALLEY AND SURROUNDING AREAS



Comparison of current average sales price with median income for Apple Valley and for San Bernardino County confirms that Apple Valley is currently functioning as an affordable market rate housing resource for the high desert area and for San Bernardino County as a whole. The average sales price of \$110,261 would yield a monthly mortgage payment of approximately \$775, assuming 20% down payment and an interest rate of 10%. This payment is affordable at the 30% level by households with incomes of \$31,000 per year, a figure which is just 8 percent above the Apple Valley median of \$28,650, and 4 percent below the County median of \$32,200.

Rental Housing Costs

In 1980, median rents in Apple Valley were \$272. As illustrated in Table H-16, rents in Apple Valley were above the County median and above prevailing rates in other high desert communities.

TABLE H-16
MONTHLY RENTS
APPLE VALLEY AND SURROUNDING AREAS - 1980

JURISDICTION	MEDIAN MONTHLY CONTRACT RENT
Apple Valley	\$272
Barstow	\$191
Victorville	\$206
San Bernardino County	\$223

Source: 1980 Census of Population and Housing

Table H-17 shows current prevailing rental rates. The rental market is strong, with rents ranging from \$375 per month for a one bedroom apartment to \$1,000 per month for a 3 bedroom single family home. Larger homes (4 bedrooms and up) are rarely available for rent.

Using the guideline that households should not spend more than 30 percent of their income on housing, the Town's Very Low Income households (50 percent of the County median or less) can afford rents up to approximately \$400 per month. Low Income households (51 to 80% of the County median) can afford rents up to approximately \$645 per month and

Moderate Income households (81 to 120% of the County median) can afford rents up to approximately \$970 per month.)

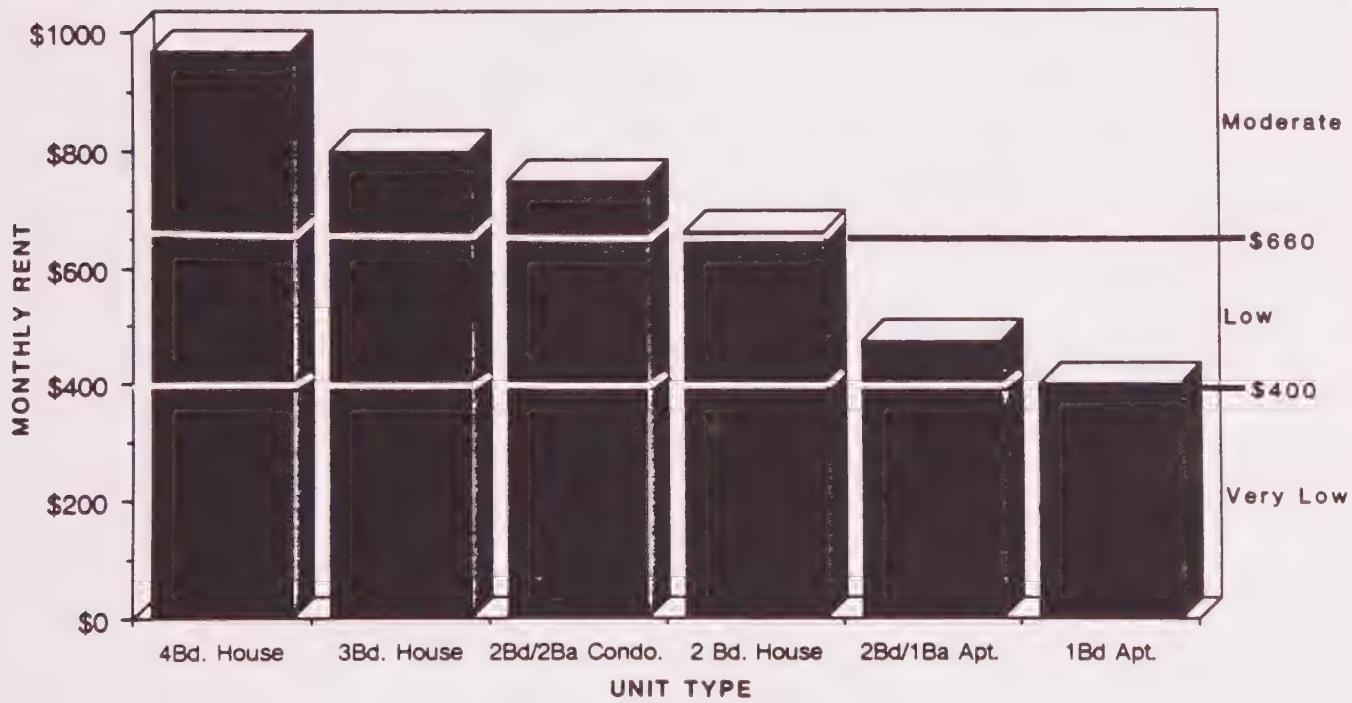
As can be seen from the table, moderate income households have no difficulty finding affordable housing in Apple Valley. There is rental housing product available within the price range of Low Income households and even some affordably priced for Very Low income households. However, available affordable units may not be large enough to avoid overcrowding.

TABLE H-17
TOWN OF APPLE VALLEY
CURRENT RENTAL RATES

UNIT TYPE	APPROXIMATE SQUARE FOOTAGE	MONTHLY RENT	AFFORDABLE MONTHLY RENT	
1 Bedroom apartment	600 sq.ft.	\$375-400	\$400	Very Low
2 Bedroom/1 bath apt.	900 sq.ft.	\$400-475		
2-3 Bedroom single-family home	1,700 sq.ft.	\$600-660	\$645	Low
2 Bedroom 2-1/2 bath	1,500 sq.ft.	\$700-750		
4 Bedroom single-family home	2,000 sq.ft.	\$800	\$970	Moderate
3 Bedroom single-family home	2,400 sq.ft.	\$1,000		

Source: Baird & Frey, Realtors;
Apple Valley News

APPLE VALLEY: RELATIONSHIP BETWEEN
CURRENT (2/90) AND AFFORDABLE RENTS



SUMMARY OF HOUSING NEED

Assuring the availability of adequate housing for all social and economic segments of Apple Valley's present and future population is a primary goal of the Town. To implement this policy, the Town of Apple Valley must target its programs and financial assistance to those households with the greatest need. This section of the Housing Element summarizes the major housing need categories, as defined by Federal and State law. It includes Apple Valley's estimated share of regional housing need as derived from the Regional Housing Assistance Plan (RHNA), prepared by SCAG pursuant to Section 65584 of the Government Code. Because publication of the RHNA predates the incorporation of Apple Valley, it does not contain a specific allocation for the Town. For purposes of this Housing Element, Apple Valley's share of future housing need has been assumed to be proportional to that of unincorporated areas of San Bernardino County as a whole.

The Town of Apple Valley recognizes the special status of very low and low income families and households. In many cases, these households are also elderly, single-parent, or large family households. These households in need are the primary focus of housing program efforts supported by the Town of Apple Valley. Table H-18 provides a statistical summary of the groups most in need of housing assistance in Apple Valley in the near future.

These groups include the following:

- **New Residents:** The Town of Apple Valley will receive a projected 4,408 new households by 1994, a total of 12,703 new residents. Assuming that Apple Valley will receive new Low and Very Low income households in the same proportion as unincorporated areas of San Bernardino County as a whole, at least 42.4 percent of the Town's new population will be Low and Very Low income households.
- **Overpaying Households:** An estimated 2,476 lower income households are currently paying more than 30 percent of their income for housing.

TABLE H-18
TOWN OF APPLE VALLEY
EXISTING AND PROJECTED HOUSING NEEDS

HOUSING NEED	INCOME LEVEL				
	TOTAL	VERY LOW	LOW	MODERATE	UPPER
Housing Growth (1) 1990-1994	4,408 100.0%	785 17.8%	1,084 24.6%	860 19.5%	1,675 38.0%
Overpaying (2)					
Renters	1,445	828	617		
Owners	1,031	567	464		
Total	2,476	1,395	1,081		
Special Needs (3)					
Elderly	4,702				
Handicapped	1,071				
Large Households	1,454				
Overcrowded (4)	422				
Households Headed by Women	1,420				

Notes: Special needs figures cannot be totaled because categories are not exclusive of one another.

- (1) Household Growth Projections: urban Decision Systems Proposition of Very Low, Los, Moderate and Upper Income Households derived from RHNA projections for unincorporated San Bernardino County Areas, Table H-10.
- (2) From Table H-10
- (3) From H-11
- (4) From Page 15

- **Special Needs Households:** Certain households in Apple Valley have a more difficult time finding affordable housing suited to their particular need. These groups include the elderly, handicapped, large families and households headed by women.

These target groups represent areas where the Town should direct its efforts in order to realize its goal of providing adequate housing for all its residents.

CONSTRAINTS ON HOUSING PRODUCTION

While the Town of Apple Valley recognizes the need for sound, affordable housing for all of its residents, this goal is not easy to achieve. The Town itself does not produce housing, and its resources to encourage others to do so are limited. In addition, there are physical constraints (such as flood and seismic hazard areas), factors in the operation of the construction industry, and laws and regulations (Subdivision Map Act and the Uniform Building Code) which impact the cost and amount of housing produced and over which the Town has no control. This section discusses potential limitations on the provision and cost of housing in Apple Valley.

PHYSICAL CONSTRAINTS

The physical constraints to development in Apple Valley can be divided into two types: infrastructure constraints and environmental constraints. In order to accommodate future residential development, improvements are necessary in infrastructure and public services related to man-made facilities such as sewer, water, and electrical services. Portions of Apple Valley are also constrained by a variety of environmental hazards and resources. Although these constraints are primarily physical and hazard related, they are also associated with the conservation of the Towns' natural resources.

Infrastructure Constraints

Water Services: All of the water currently used in Apple Valley, as well as the surrounding region, is drawn from the Upper Mojave River Basin. This underground basin is currently, and has been for a number of years, overdrafted (i.e., more water is being extracted from the ground than is being percolated back). This conclusion is based on an historical comparison of natural recharge from precipitation and the Mojave River flow with pumping records of water purveyors. The current groundwater overdraft rate is estimated at 200,000 acre-feet per year in the Mojave Basin.

Falling groundwater levels could be expected to result in litigation, which would lead to adjudication (determination of all rights, including groundwater, with state-imposed limits on all use) by the State Board of Water Resources. The current overdraft condition will be further exacerbated by the increased water demands of future growth in Apple Valley and the Mojave region.

The Mojave Water Agency (MWA) entitlement to State Water Project water is 50,800 acre feet per year. Currently, the MWA is not receiving any of its State Water Project (SWP) entitlement, and no facilities have been constructed to divert, treat or distribute the water. These facilities would be very costly. Considering the groundwater overdraft rate, it is imperative that Apple Valley, through the MWA, obtain and use the SWP entitlement water to supplement the existing groundwater supply. The SWP water will become increasingly necessary as growth occurs, yet additional water entitlements from the SWP may not be obtainable since current entitlements exceed the capacity of the SWP distribution system.

Issues pertaining to water supply, consumption and future demand have generated considerable controversy for many years. At present there are no definitive answers to questions of how much water is available or how future water demands will be met. As a result, neither this Housing Element nor the General Plan as a whole can accurately correlate water availability with population and housing projections. If additional water supply is not available, this is clearly a severe constraint on future housing production. The potential scarcity of water and uncertainty of supply suggests that water conservation measures be required in all new construction in Apple Valley.

Sewer Services: Regional wastewater treatment for the Victor Valley is provided by the Victor Valley Wastewater Reclamation Authority. The treatment plant was recently upgraded from a capacity of 4.8 million gallons per day to 8.3 million gpd. Approximately 14% of Apple Valley residences are currently serviced with sanitary sewer facilities. The current policy of the Lahontan Regional Water Quality Control Board is to prohibit use of septic systems on lots smaller than one-half acre. Small lot development in Apple Valley must therefore be located in areas with existing sewer

hookup availability or be able to participate in financing new sewer infrastructure.

Public Services: Future residential growth in Apple Valley will require additional public service personnel if the existing levels of service for law enforcement, fire protection and other essential services are to be maintained. The extent and timing of future population additions will to a large extent, determine which service will require additional funding to meet the Town's projected needs.

Environmental Constraints

Although there are environmentally sensitive areas within Apple Valley, they do not represent serious constraints to development. There is an abundance of vacant developable land in non-sensitive parts of the Town.

The three environmental factors most significant limiting developability in Apple Valley are:

- **Hillsides and knolls:** Areas of steep slope, which include important plant and animal habitats and contribute strongly to the visual identity of Apple Valley;
- **Flood plain:** Areas within the 100 year federally designated flood zone. The principal flood plain areas are the Apple Valley Dry Lake and Mojave River flood plain; and
- **Cultural resources:** Archaeologically sensitive areas adjacent to the Mojave River.

MARKET CONSTRAINTS

The cost of housing rose between 1980 and 1989 as the cost of each component rose. The major components of housing costs are: construction costs, labor costs, land costs and market financing.

Construction Costs

The single largest cost associated with building a new house is the cost of building materials, comprising between 40 to 50 percent of the sales price of a home. Overall construction costs rose over 30% percent between 1980 and 1989, with the rising costs of energy a significant contributor. Construction costs for wood frame, single-family construction of average to good quality range from \$40 to \$55 per square foot, custom homes and units with extra amenities running somewhat higher. Costs for wood frame, multi-family construction average around \$42 per square foot, exclusive of parking.

A reduction in amenities and quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. Additionally, manufactured housing (including both mobile homes and modular housing) may provide for lower priced housing by reducing construction and labor costs. An additional factor related to construction costs is the number of units built at the same time. As the number of units developed increases, construction costs over the entire development are generally reduced based on economies of scale. This reduction in costs is of particular benefit when density bonuses are utilized for the provision of affordable housing.

Land

Land costs include the cost of raw land, site improvements, and all costs associated with obtaining government approvals. Prices for raw land average \$10,000 - \$12,000 per acre for unsewered property. However, land costs vary significantly in Apple Valley depending on location, zoning and the availability of infrastructure to serve future development. The relatively cheap price of land in Apple Valley represents a housing opportunity rather than a constraint. It is estimated that land contributes 20 to 25 percent to the final sales price of a new home. In the absence of other factors, the escalating market price of land will tend to encourage higher priced development. Higher density zoning could reduce the cost per unit of land, but land zoned for higher densities commands a higher market price.

Labor Costs

Labor is the third most expensive component in building a house, constituting an estimated 17% of the cost of building a single-family dwelling. The cost of union labor in the construction trades has increased steadily since April 1974. The cost of non-union labor, however, has not experienced such significant increases. Because of increased construction activity, the demand for skilled labor has increased so drastically that an increasing number of non-union employees are being hired in addition to unionized employees, thereby lessening labor costs.

Financing

While interest rates have fallen about 8 percent from their near 20 percent high in the early 1980s, they still have a substantial impact on housing costs which is felt by renters, purchasers and developers. It should be noted that most conventional financing is now variable rate. The ability of lending institutions to raise rates to adjust for inflation will cause many existing households to overextend themselves financially, as well as returning to a situation where high financing costs substantially constrain the housing market. An additional obstacle for the first-time home buyer is the downpayment required by lending institutions of between 10-20%.

The average sales price for a single-family home in Apple Valley (December 1989) was \$110,261. A \$88,210 mortgage amortized over 30 years at an interest rate of 10.0% would result in monthly house payments of \$774. While this level of payment eliminates Apple Valley's Very Low and Low income households from the for-sale housing market, the majority of the Town's Moderate Income households could qualify for the mortgage on the average single-family home.

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. However, jurisdictions can offer interest rate write-downs to extend home purchase opportunities to lower income households. In addition, government insured loan programs may be available to reduce mortgage downpayment requirements.

The Security Pacific Bank, under provisions of the Home Mortgage Disclosure Act (HMDA), reports 45 FHA/FMHA and VA loans, 245 conventional loans, and 24 home improvement loans in Apple Valley in the period 1986-1989. Although Apple Valley, like other parts of California, has been affected by the recent real estate slump, houses continue to sell. The Los Angeles Times reports (10/21/90) that monthly home sales for August 1990 in Apple Valley rose slightly in one zip code and declined somewhat in the other, for a decrease of 14% from 1989. Although the market has slowed, mortgage money is available and is not a housing constraint.

GOVERNMENTAL CONSTRAINTS

Numerous factors in both the private and public sectors affect housing affordability. Actions by the Town can have an impact on the price and availability of housing in Apple Valley. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may potentially serve as a constraint to housing development.

Land Use Controls

Government agencies may place administrative constraints on growth through the adoption and implementation of land use plans and ordinances. The General Plan may restrict growth if only limited areas are set aside for residential land uses, and if higher residential densities are not accommodated. The zoning ordinance may impose further restrictions if development standards are too rigid, or if zoning designations do not conform to existing land uses.

The Apple Valley General Plan Land Use Element, prepared in conjunction with this Housing Element, provides a range of residential building types and densities in various parts of Apple Valley. Densities will range from one unit per 5.2 net acres in the most environmentally sensitive areas of the Town to 10 units per acre for multi-family developments.

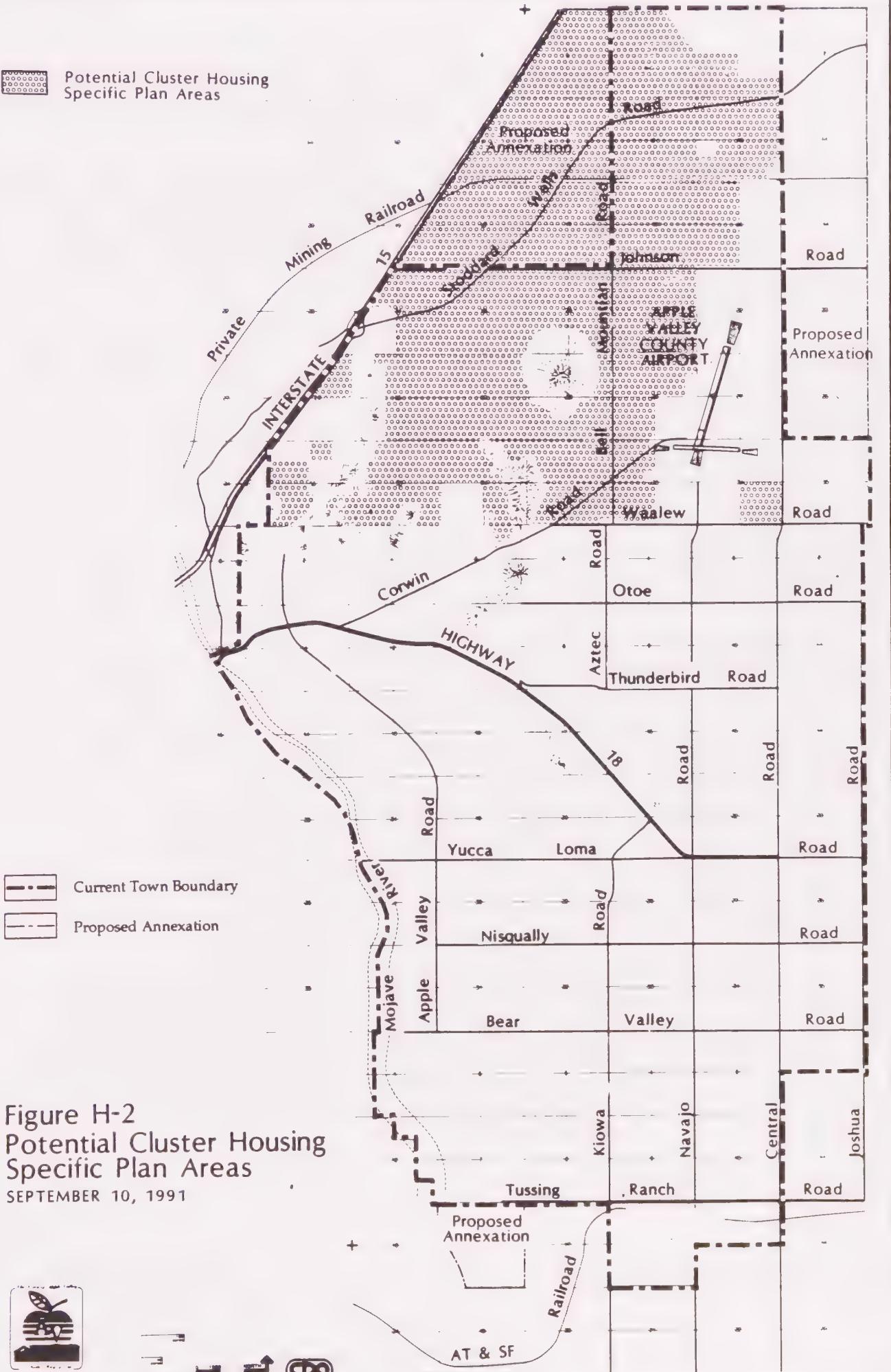
In order to preserve the open character of the Apple Valley desert environment, the Town is encouraging development of its northern area under specific plans, as provided by State law. Low density residential areas generally north of Corwin Road and Waalew Road are proposed for specific plan emphasis. (Tract style development according to single family residential standards with an 18,000 square foot minimum lot size would also be permitted.) Figure H-2 shows the areas of Apple Valley where specific plans will be encouraged. Approximately 2,000 acres is eligible for this cluster style of development. The potential number of units that could be developed is almost 5,200.

By allowing greater design flexibility and planning, specific plans foster development superior to that which can be achieved through the strict application of conventional single family land use and development criteria. Specific plans enable clustering of units, mixing of uses and building types, as well as establishment of special development standards and criteria which respond to the particular features of a site. This flexibility allows for more efficient infrastructure designed through clustered development, decreasing the cost per unit for development projects. The amount of cost reduction to be realized varies with the site. However, experience in other communities suggests that savings of approximately 25% per unit can be achieved. This is especially likely in areas such as Apple Valley, where developers are often challenged to preserve open space and recreation areas and avoid difficult terrain without sacrificing permitted density. Within the specific plan area of Apple Valley, clustered densities up to 24 units per acre are permitted, provided that they are offset by open space areas (including natural drainage courses) parks, and recreation areas. The clustering approach, coupled with the Town's density bonuses, will enhance Apple Valley's role as an affordable housing resource.

Apple Valley inherited its zoning classifications from the County of San Bernardino upon incorporation. There are presently a total of 78 different land use categories, far more than the Town needs. As part of the General Plan effort, the Town Zoning Ordinance is to be totally revised, becoming a Development Code. The zone designations will be streamlined and made consistent with General Plan land use classifications, in conformance with State law. Provision will be made in the Code for maintenance of all housing types presently found in Apple Valley. Neither the General Plan

Potential Cluster Housing Specific Plan Areas

— • — Current Town Boundary
— - - Proposed Annexation



nor the Development Code can be construed as an impediment to the provision of affordable housing in Apple Valley.

Until the new Development Code is completed, the Town has established Interim Design Guidelines to promote design excellence and to provide some consistency between the fragmented requirements of the County Zoning Ordinance and Draft General Plan land use objectives.

Single Family Development: For single-family tract development on 18,000 square foot lots, the Interim Design Guidelines provide for the following setbacks:

Front: 45 feet average; 40 foot minimum
Side: 15 feet on one side; 10 feet on the other; minimum 25 feet between homes
Rear: 15 feet

The Interim Design Guidelines do not specify either a height limit or parking requirements for single family tract development. Until the Town's Development Code is completed, pre-existing County height limits prevail, which permit single-family homes to be up to 35 feet in height. However, County standards also permit this limit to be exceeded by up to 25 feet, if side yards of at least 20 feet are provided. When the Development Code is revised, this increased height provision will be eliminated or significantly curtailed.

Multi-Family Development: For multi-family development, the Interim Design Guidelines provide for the following setbacks:

Front: 45 feet
Side: 10 feet
Rear: 15 feet

Although the 45-foot front setback requirement might be considered a constraint, the Interim Design Guidelines permit use of a portion of that setback area to satisfy the parking requirement. Because it is permitted to be used for parking, the 45 foot setback does not significantly affect a developer's ability to construct a proposed project at or near the permitted density.

Height requirements are not specified in the Interim Design Guidelines. However, the Guidelines do state that new buildings must be in scale with the area for which they are proposed; a high rise structure directly adjacent to existing one- or two-story single-family homes or condominiums would not be consistent with the Guidelines and would not be considered acceptable by the Town Planner. Multi-family development also has a private open space requirement of 150 square feet per unit, plus 200 square feet for unit for a child play area. The latter requirement is waived for seniors' projects.

Other aspects of the multi-family design guidelines are specifically designed to promote articulated facades and discourage the "motel look", which is common to a number of existing multi-family structures in Apple Valley and which is deemed to be undesirable by City staff, elected officials and residents. Guidelines requiring varied rooflines, articulated facades and a sense of scale in relation to adjacent development do not in themselves add to the cost of housing, except to mandate greater care in building architecture and site placement.

Interim guidelines require that projects with more than 15 units are required provide two parking spaces per unit; those with 15 or fewer units are required to provide 2.5 spaces per unit.

Preparation of the new Development Code will provide several opportunities to reduce parking requirements to foster development of affordable housing. For multi-family seniors' housing projects, it is anticipated that overall parking requirements will be significantly reduced. For general multi-family development, the Town will tie the parking requirements to the size of the individual housing units within the project, rather than to the number of units it contains. For example, studio and one-bedroom units will have a smaller parking requirement than two- and three bedroom units, regardless of whether the development is above or below the 15 unit threshold. For projects which are located on a mass transit line, parking requirements will be further reduced.

Fees and Improvements

Various fees and assessments are charged by the Town of Apple Valley to cover the administrative costs of processing permits and the cost of constructing and providing services and facilities to new development. Development fees in Apple Valley are substantial.

Processing fees need to cover costs of running the Town governmental departments. Impact fees, some recently instituted, others expected to be approved in the near future, have been established to enable the Town to construct the infrastructure needed to serve new development. The Town will focus on keeping these fees reasonable in direct proportion for impact created by each new project.

Typical fees for a three acre subdivision containing six single family homes are shown in Table H-19. This small scale project exemplifies the kind of development which has historically prevailed in Apple Valley in the past. Just recently, however, Apple Valley has begun to attract developers requesting approval of larger projects including 200 or more units at a time. In addition to the per unit or pro rata development fees of the kind shown in Table H-19, these large projects are likely to be assessed other development costs in light of their environmental impact, their greater impact on public services, and the accelerated need to construct new infrastructure to serve them. Unquestionably, these fees add directly to the cost of new housing in Apple Valley. However, it is not responsible for the Town to approve new residential construction without being able to provide the infrastructure and services it requires. Impact fees are the only means the Town has to ensure that support services and infrastructure for new residential development are built. Because much of the Town is undeveloped, these fees are of necessity significantly higher than in already urbanized areas. These costs are offset by the cost of raw land for residential development, which remains low in the Town.

The Town will focus on keeping these fees reasonable, in direct proportion to impact created by each new project.

TABLE H-19
TYPICAL DEVELOPMENT FEES
SINGLE-FAMILY RESIDENTIAL PROJECT⁽¹⁾
(MARCH 1990)

FEE	AMOUNT
Planning	
Tentative Tract Map (2)	\$ 4,098
Environmental Review	275
Building and Safety	
Plan Check (3)	1,923
Building Permit (4)	5,495
Engineering	
Parcel Map (5)	857
Final Map (6)	423
Plan Check (7)	1,000
Inspection (7)	250
School Fees (8)	18,720
Traffic Impact Fee (9)	10,800
Total Fees	\$43,841
Fees per Unit	\$ 7,307

Footnotes:

- (1) 6 units, 1/2 acre lots, 2,000 sq. ft. homes.
- (2) \$3,858 plus \$40 per lot.
- (3) \$320.52 per unit. For State of California - approved factory-built housing, plan check reduced by half.
- (4) \$915.77 per unit.
- (5) \$623 plus \$39 per parcel.
- (6) \$291 plus \$22 per lot.
- (7) Assumed value of work: \$25,000.
- (8) \$1.56 per square foot.
- (9) \$1,800 per unit.

Source: Town of Apple Valley Planning, Building & Safety, Engineering Departments; Apple Valley Unified School District.

Building Codes and Enforcement

The Town of Apple Valley utilizes the State Uniform Building, Housing, Plumbing, Mechanical and Electrical Codes. These codes are considered to be the minimum necessary to protect the public health, safety and welfare. Local enforcement of these codes does not add significantly to the cost of housing.

Local Processing and Permit Procedures

The evaluation and review process required by Apple Valley contributes to the costs of housing, since costs incurred by the developer are reflected in the ultimate sales price of the home. New developments applying for approval are reviewed for approximately two months by Planning Department staff for environmental impact, adherence to design guidelines, availability of infrastructure and consistency with surrounding area. After staff review, all projects are sent to the Planning Commission for public hearing. Tentative tract maps approved by the Planning Commission are placed on the consent agenda of the Town Council, but individual projects may be called up [by members of the Council or by request from the public] for Council scrutiny. If the Planning Department does not have recommendations for extensive revision to the project and if Council does not call up the Commission's approval, total elapsed time for tentative map approval is approximately three to four months.

It is then the developer's responsibility to post needed bonds and guarantees for financing of improvements. Once this has been accomplished, the project returns to the Town Council consent agenda for approval of the final map. After the map has been recorded, the building permit may be pulled.

HOUSING OPPORTUNITIES

This section discusses the factors at work in Apple Valley facilitating affordable housing.

RESIDENTIAL DEVELOPMENT POTENTIAL

Of the Town's total of almost 45,300 acres (over 70 square miles), over 57% is vacant. An additional 6% is in agricultural use. Although not all this land is developable, there is abundant property suitable for residential construction in Apple Valley. This inventory of residential land is the greatest housing opportunity in the Town. Under current zoning, Apple Valley can support more than 10,000 additional units. The buildout potential of current zoning is shown in Table H-20.

The Interim Land Use Plan (which is in effect until the General Plan is adopted) adds approximately 15% to this capacity by permitting development on half acre lots for areas within 1/4 mile of existing subdivisions.

The Land Use Policy Map of the General Plan accommodates a range of residential densities, from Very Low (1 unit per 5.2 acres or more) to Medium Density (2 to 10 units per acre). The Town recognizes that much of its territory is not developable in the near future because it lacks infrastructure. Table H-21 describes vacant land which carries a General Plan residential land use designation, and which is currently served by sewer and water lines. (The revision of the Development Code will provide zoning categories which are consistent with these General Plan designations.) This acreage represents the land which is most readily available to be developed in response to Apple Valley's housing need.

TABLE H-20
BUILDOUT UNDER CURRENT (11/89) ZONING

RESIDENTIAL DEVELOPMENT TYPE	TOTAL VACANT LOTS 10/89	CURRENT POPULATION ESTIMATE	BUILDING POTENTIAL (CURRENT ZONING)		
			ADDITIONAL UNITS	ADDED POPULATION	TOTAL POPULATION
Rural Residential (1 ac + du)	960	1,452	960	2,630	4,082
Single-Family Residential 1.2 du/ac average	5,780	30,228	5,780	15,837	46,065
Multi-Family	1,090	8,713	3,920	10,741	19,454
Mobile Homes	N.A.	1,534	N.A.	N.A.	1,534
TOTAL	7,830	41,927	10,660	29,208	71,135

Notes: Population estimates based on 2.7 persons per dwelling unit and existing dwelling unit count.

Source: Cotton/Beland/Associates, Inc.

Table H-21 shows that the number of units that could be built in Apple Valley exceeds the Town's total projected household growth to 1994 by over 500 percent. Areas with the greatest potential for development of affordable housing are northern Apple Valley, where specific plans at cluster densities up to 24 per acre are encouraged, and the medium density residential areas, where densities up to 10 units per acre are permitted.

TABLE H-21
VACANT RESIDENTIAL LAND
SERVED BY INFRASTRUCTURE

GENERAL PLAN LAND USE CATEGORY	AVERAGE DENSITY	NUMBER OF ACRES	NUMBER OF UNITS
Very Low Density 1 du/5.2 acres	1 du/10 ac	1,453.5	145
Specific Plan/ Single-Family (1)	2 du/ac	2,136.8	5,171
Estate 1 du/1.0-2.4 acres	1 du/1.7 ac	2,403.5	1,414
Single-Family 1 du/0.4-0.9 acres	21 du/ac	4,530.2	9,060
Medium Density 2-10 du/acre	9 du/ac	843.6	7,617
Infill (2)			1,905
TOTAL		11,370.3	23,407

(1) Includes specific plan areas with cluster densities permitted up to 24 du/acre, offset by recreational and open space areas.

(2) Vacant parcels in existing developed areas/various densities/

Source: Cotton/Beland/Associates, Inc.

As residential energy costs continue to rise, increasing utility costs reduce the affordability of housing. Apple Valley has many opportunities to directly affect energy use within its jurisdiction. In addition to required compliance with the Building Code and Title 24 of the California Administrative Code relating to energy conservation, the Town sets forth goals and policies which encourage the conservation of non-renewable resources in concert with the use of alternative energy sources to increase energy self-sufficiency.

Energy Design Standards

In large part, energy savings and utility bill reductions can be realized through the following energy design standards:

Glazing: Glazing on south facing exterior walls allows for winter sun rays to warm the structure. Avoidance of this technique on the west side of the unit prevents afternoon sun rays from overheating the unit.

Landscaping: Strategically placed vegetation reduces the amount of direct sunlight on the windows. The incorporation of deciduous trees in the landscaping plans along the southern area of units reduces summer sun rays, while allowing penetration of winter rays to warm the units.

Building Design: "The implementation of roof overhangs above south facing windows shield the structure from solar rays during the summer months.

Cooling/Heating Systems: The use of attic ventilation systems reduces attic temperatures during summer months. Solar heating systems for swimming pool facilities saves on energy costs. Natural gas is conserved with the use of flow restrictors on all hot water faucets and shower heads.

Weatherization Techniques: Weatherization techniques such as insulation, caulking, and weatherstripping can reduce energy use for air conditioning up to 55% and for heating as much as 40%. Weatherization measures seal a dwelling unit to

guard against heat gain in the summer and prevent heat loss in the winter.

Efficient Use of Appliances: Each household contains a different mixture of appliances. Regardless of the mix of appliances present, appliances can be used in ways which increase their energy efficiency. Unnecessary appliances can be eliminated, proper maintenance and use of the stove, oven, clothes dryer, clothes washer, dishwasher, and refrigerator can also reduce energy consumption. New appliance purchases of air conditioning units and refrigerators can be made on the basis of efficiency ratings. The State prepares a list of air conditioning and refrigerator models that detail the energy efficiency ratings of the product on the market.

Efficient Use of Lighting: Costs of lighting a home can be reduced through purchase of light bulbs which produce the most lumens per watt, avoidance of multi-bulb fixtures and use of long life bulbs and clock timers on security buildings.

Load Management: The time of day when power is used can be as important as how much power is used. Power plants must have enough generating capacity to meet the highest level of consumer demand for electricity. Peak demands for electricity occur on summer afternoons. Therefore, reducing use of appliances during these peak load hours can reduce the need for new power plants just to meet unusually high power demands.

Southern California Edison Customer Assistance Programs

Southern California Edison (SCE) offers a variety of energy conservation services under Customer Assistance Programs (CAP). These services are designed to help low-income, senior citizens, permanently handicapped, and non-English speaking customers control their energy use. All CAP participants must meet the federally-established income guidelines. Unless otherwise indicated, all services are available free-of-charge. An overview of available services follows:

No-cost Measures/Increased Rebates: Based on Home Energy Survey recommendations, customers may be eligible to receive evaporative coolers, clock thermostats, and/or weatherization services.

- Measures are installed by licensed contractors who work under an agreement with Edison.
- Hardware installations are warranted for a minimum of one year on parts and labor.
- Weatherization services are warranted for three years.
- Installations are inspected prior to contractor payment.

Relamping - Fluorescent Bulbs: This program is designed to help customers lower the cost of meeting their basic lighting needs. In Apple Valley, it is implemented by the San Bernardino County Energy Conservation Department.

- Low energy, fluorescent bulbs are installed by County representatives.
- Each household may receive a maximum of four bulbs for indoor/outdoor (porch) use.

Evaporative Cooler Maintenance: Residents who have evaporative coolers may have them serviced to ensure continued efficiency and increase equipment life span.

- Services are provided by licensed contractors or community-based organizations (CBOs).
- Services included drainage and cleaning the cooler water pan, checking belt tension and bearing lubrication, installing pads and providing a cooler cover.

Home Energy Survey: The survey is designed to identify cost-effective measures for the home.

- Surveys are performed by CBOs.
- Customers receive personalized results.
- Customers whose survey results recommend the installation of certain measures will be referred to licensed private/public contractors.

Energy Practices Survey (EPS): Those who want to learn how various household behaviors affect their energy costs may complete a simple questionnaire that reveals ways to be more

energy efficient. The EPS provides customers with no-cost/low-cost energy saving practices and offers a personalized prescription on how to use energy wisely and safely. The EPS is also available in several languages.

- EPS is offered in conjunction with the Home Energy Survey and Relamping services.
- Customers receive personalized results.

Residential Utility Conservation Advisory Committee (RUCAC): RUCAC is comprised of community leaders from various interest groups. RUCAC advises SCE regarding effective ways of communicating with special-needs customers.

- RUCAC is composed of fifteen members.
- Members serve 18-month rotating terms and represent various constituencies throughout Edison's service territory.

Targeted Outreach: A variety of efforts to increase customer awareness of energy efficiency in the home and promote utility-sponsored customer service programs.

- Media articles tailored to specific customer groups will explain cost-effective ways to make their homes more efficient, outline no-cost/low-cost energy savings practices and publicize Edison's special programs.
- Direct mailers will be targeted to communities where a large percentage of customers have similar demographic characteristics.

Multi-ethnic Pilot: To improve Edison's multi-ethnic customer communications and good will, outreach workers from a CBO will contact non-English speaking customers within their own communities.

- Workers distribute translated materials providing basic information on how to sign up for electric service, how to pay bills, efficient use of electrical appliances and available SCE programs.
- Targeted ethnic groups include Cambodian, Hispanic, and Vietnamese customers.

San Bernardino County Energy Programs

The San Bernardino County Community Services Department's Energy Conservation Division operates several energy conservation programs targeted at reducing energy costs for lower income households. They have contracts with both the State and Federal Department of Energy to administer home weatherization programs which provide up to \$750 to lower income households for weatherization improvements.

HOUSING PLAN

Chapters II through V described the housing needs, opportunities and constraints to housing production in Apple Valley. This chapter describes the Town's quantified housing goals, policies and programs designed to address identified needs.

GOALS AND POLICIES

The lack of up-to-date, comprehensive data about current conditions is a common occurrence in newly-incorporated cities, and is particularly acute in Apple Valley. This data shortage, which affects not only the Housing Element but other Elements of the General Plan as well, is of great concern in light of the Town's rapid growth.

The 1980 Census of Population and Housing, now 10 years old, has been used throughout this Element as the definition of baseline conditions. Extrapolation, a statistical technique which assumes new population which located in Apple Valley will have the same attributes as the 1980 population, is most accurate over short periods of time in a slow growth environment. In the absence of other information about Apple Valley, however, it was the only methodology available to produce data needed to complete the Housing Element.

To develop this Housing Element, a series of recognized statistically valid extrapolations have been made. However, the basic assumption -- that new Apple Valley residents have the same characteristics as those who lived in the Town in 1980 -- cannot be confirmed without more data. In conjunction with the General Plan effort, a questionnaire was mailed to 4,000 residents and businesses. Of those responding, almost 82% had been in the Town less than 10 years and were not residents of Apple Valley when the Census was taken.

The 1990 Census, when results are available, will provide a wealth of accurate information about Apple Valley's current population and housing conditions. Chapter II of this

Element should be checked against data from the 1990 Census as soon as possible to ensure that goal, policy and program recommendations remain appropriate. If major departures and disparities are found, the Housing Plan should be reviewed and if necessary altered before the State-mandated five year period has elapsed.

GOAL H-1: Develop an accurate data base to guide housing policy in Apple Valley.

Policy H-1.1: Working with the Census Bureau and San Bernardino County, obtain 1990 Census data as soon as possible.

Policy H-1.2: Review changes in population and housing characteristics and compare them with those presented in Chapter II of the Housing Element.

Policy H-1.3: Review the Housing Plan in Chapter VI based on new information and if necessary revise in 1992, or as soon as possible.

Policy H-1.4: Annually review the Housing Element, together with other elements of the General Plan, for internal consistency, compliance with legal requirements, and suitability to changing local conditions.

GOAL H-2: Provide a range of housing by location, type and price to meet the growth needs of the Town.

Policy H-2.1: Provide a variety of residential development opportunities in Apple Valley, ranging from very low density (one unit per 5.2 acres) to medium density (10 units per acre), as designated on the Land Use Policy Map.

Policy H-2.2: Encourage the development of housing for the elderly by offering incentives such as density increases and reductions in parking requirements. Coordinate with local lending institutions to ensure the availability of financing for senior housing projects and congregate care facilities.

Policy H-2.3: Encourage the development of residential units which are accessible to handicapped persons or are adaptable for conversion to residential use by handicapped persons.

Pursuant to State law, require apartment complexes with 20 or more units to provide a minimum of one handicapped accessible unit, with two units required of developments over 100 units.

Policy H-2.4: Allow for the development of second units for senior citizens in residential zones, subject to the availability of adequate infrastructure.

Policy H-2.5: Permit the development of manufactured housing in all residential zones. Preserve existing mobile homes.

Policy H-2.6: Encourage the construction of planned residential developments under Specific Plan guidelines in Apple Valley.

Policy H-2.7: Encourage the development of upper-end housing to provide opportunities for Moderate and Upper Income households to reside in Apple Valley.

Policy H-2.8: Continue to facilitate timely permit and development plan processing for residential construction. Allow priority development review processing for low and moderate income housing applications, as well as housing for the elderly.

Policy H-2.9: Support and encourage local developers to participate in County-sponsored mortgage revenue bond and scattered sites housing programs. Encourage landlords to list rental units with the County Housing Authority.

GOAL H-3: Conserve and improve the condition of the Town's existing housing stock.

Policy H-3.1: Institute a code enforcement program as the primary tool for bringing substandard units into compliance with Town codes, and for improving overall housing conditions in Apple Valley.

Policy H-3.2: Encourage vigorous enforcement of the Town's nuisance ordinance, along with other applicable codes, to promote property maintenance.

Policy H-3.3: Actively market rehabilitation programs available through San Bernardino County, which provide financial and technical assistance to lower income property owners to make housing repairs which could otherwise not be undertaken.

Policy H-3.4: Prepare a rehab assistance brochure outlining help available to home and apartment owners, including kinds of permitted repairs and income qualification.

Policy H-3.5: Prepare a mailing to landlords of multi-family buildings, announcing enhanced code enforcement and identifying funding sources for financing improvements.

GOAL H-4: Preserve and enhance the quality of residential neighborhoods in Apple Valley, and ensure that new housing is sensitive to the existing natural and built environment.

Policy H-4.1: Ensure that multi-family development is compatible in design with single-family residential areas, and is consistent with the low scale character of Apple Valley.

Policy H-4.2: Prohibit new residential development to front on major arterial highways without adequate setbacks and buffering.

Policy H-4.3: Ensure high quality development standards in new mobile home developments, including compatibility with adjacent single-family neighborhoods.

Policy H-4.4: Require that housing constructed expressly for low and moderate income households not be concentrated in any single area of Apple Valley.

Policy H-4.5: Locate higher density residential development in close proximity to public transportation, services and recreation.

Policy H-4.6: Prohibit housing development in areas subject to significant geologic, flooding, noise and fire hazards, and in environmentally and archaeologically vulnerable areas.

Policy H-4.7: Accommodate new residential development which is coordinated with the provision of infrastructure and public services.

Policy H-4.8: Encourage to the greatest extent feasible the use of energy conservation devices and passive design concepts which make use of the natural climate to increase energy efficiency and reduce housing costs.

Policy H-4.9: Regularly examine new residential construction methods and materials, and upgrade the Town's residential building standards as appropriate.

Policy H-4.10: Encourage neighborhood watch programs that promote safety and protection in residential neighborhoods.

GOAL H-5: Promote equal opportunity for all residents to reside in the housing of their choice.

Policy H-5.1: Affirm a positive action posture which will assure that unrestricted access is available to the community.

Policy H-5.2: Prohibit practices which restrict housing choice by arbitrarily directing prospective buyers and renters to certain neighborhoods or types of housing.

Policy H-5.3: Provide fair housing information at Town Hall, to inform both landlords and tenants of their rights and responsibilities.

GOAL H-6: Revise the Development Code to support Apple Valley housing objectives.

Policy H-6.1: Accommodate manufactured housing in all residential zones. Provide a zone in the Development Code for mobile home subdivisions.

Policy H-6.2: Permit child care facilities in single-family and multi-family residential zones, as well as in commercial and industrial areas where employment is concentrated. Remove any unnecessary restrictions related to development of child care facilities in residential neighborhoods.

Policy H-6.3: Pursuant to State law, provide for a density bonus of 25%, or alternative incentives of equivalent financial value, for inclusion of low and very low income units.

Policy H-6.4: Provide an added density bonus of 10% for inclusion of large units (3 bedrooms and up) affordable to low and very low income households.

Policy H-6.5: Provide a Development Code classification for Planned Unit Developments under Specific Plans. Within this classification, permit areas of increased density (up to 24 units per acre), provided that the overall density does not exceed the permitted density of the underlying General Plan land use category.

Policy H-6.6: Ensure that development standards for parking, open space and other amenities do not add unduly to the cost of housing.

Policy H-6.7: Permit emergency shelters and transitional housing as conditionally permitted uses in Service Commercial and Planned Industrial areas. Permit transitional housing which qualifies as a group home under Health and Safety Code Section 1566.3 in multi-family residential areas. Waive development application and permit processing fees for conditional use permit applications for these uses.

REGIONAL HOUSING NEEDS ASSESSMENT

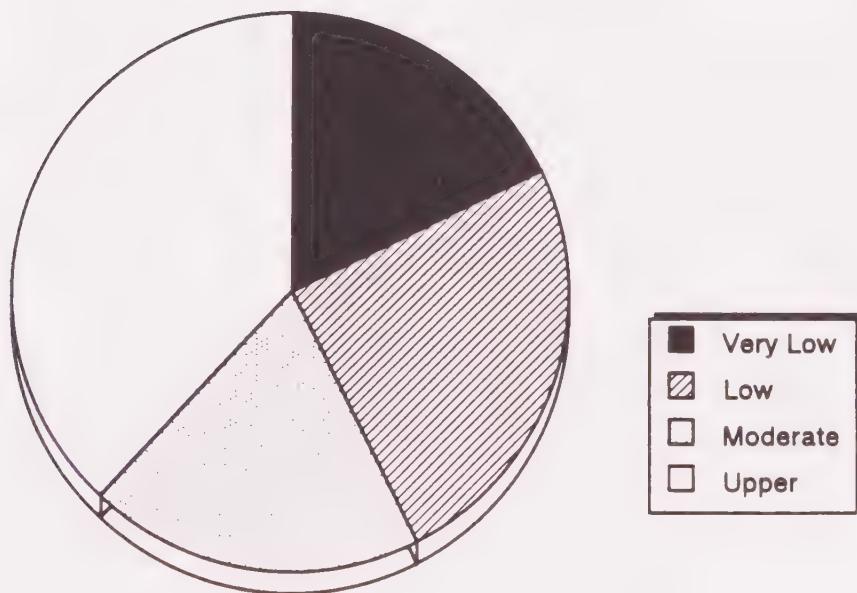
State law requires jurisdictions to provide for their share of regional housing needs. Apple Valley was incorporated after the Regional Housing Needs Assessment (RHNA) was prepared. In the absence of an assignment of future housing need by SCAG, this Housing Element utilizes a 1994 household projection and applies to it the income distribution from the RHNA for unincorporated San Bernardino County as a whole. The resulting estimate of need is shown below in Table H-22.

TABLE H-22
TOWN OF APPLE VALLEY
1990 - 1994 HOUSEHOLD NEEDS BY INCOME GROUP

Very Low (0-50% County median income)	785
Low (50-80% County median income)	1,086
Moderate (80-120% County median income)	860
Upper (over 120% County median income)	<u>1,677</u>
 Total Households	 4,408

Source: Cotton/Beland/Associates, Inc., from Urban Decision Systems 1994 projection and SCAG RHNA

**1990 - 1994 HOUSEHOLD NEEDS
BY INCOME GROUP**



IMPLEMENTING PROGRAMS

The goals and policies set forth at the beginning of this chapter address the Town's identified housing needs. These goals and policies are implemented through a series of housing programs that are funded and administered through a variety of local, regional, State and Federal agencies, and summarized in Table H-23 at the end of this section.

Community Development Block Grant

Apple Valley participates in the Urban County Program of the Federal Community Development Block Grant (CDBG) Program. Funds have been used for a variety of projects benefiting low and moderate income households. Block grant monies have been utilized in Apple Valley on the following types of housing programs:

CDBG Rehabilitation Loans: Apple Valley is a Cooperating City in the rehabilitation loan program administered through San Bernardino County. This program, under an agreement with Security Pacific National Bank and Pomona First Federal, provides six percent interest rate housing rehabilitation loans of up to \$15,000 to lower income homeowners and apartment owners throughout the County. All health and safety problems must be corrected before any other home improvements can be made. The County of San Bernardino indicates that Apple Valley residents have participated in this program, but that only eight loans have been made in the past three years, averaging about \$9,000 each. It is probable that many residents who might benefit from the program are unaware that funding is available.

If this program is more actively marketed by the Town, it will generate additional housing rehabilitation efforts in Apple Valley. While newspaper advertisements are currently used to publicize any changes in loan qualifications, widespread outreach should include the placement of brochures at key community locales, including Town Hall and the library. Apple Valley may also want to conduct targeted mailings to lower income areas in particular need of housing rehabilitation. The objective of this program will be to rehabilitate 50 units over the next five years.

CDBG Senior/Disabled Repair Grants: Through the County, Apple Valley makes grants available to lower income seniors and disabled households for needed housing repairs. Grants are for an average of \$1,200 - \$2,000, and do not have to be repaid. While health and safety deficiencies receive priority for repair (e.g. broken septic tanks, roof repair), grant monies may also be utilized for improvements such as handicapped access and unit painting. A total of 46 repair grants, averaging \$1,200 each, have been made in Apple Valley in the past three years. Apple Valley could coordinate expanded advertisement of this program along with its CDBG rehabilitation loan program. The five year objective of this program will be to provide repair assistance to an additional 100 households.

Deferred Loans: Some lower income households in need of housing rehabilitation assistance may not qualify for a CDBG rehabilitation loan, and if they aren't elderly or disabled, also don't meet the criteria for a CDBG repair grant. The County thus offers deferred loans on a case by case basis to households which don't qualify for other rehab programs. Because available CDBG funding is limited, assistance is generally limited to that necessary to correct health and safety deficiencies.

Rental Rehabilitation Program

In addition to the CDBG Rehabilitation Loan Program, the County also operates a separate Rental Rehabilitation Program to encourage rehabilitation of substandard apartment buildings in targeted neighborhoods. Through the Rental Rehab Program, the County offers up to a 50% subsidy grant (0% interest) to pay towards the total cost of a rehabilitation project for apartment buildings occupied by lower income tenants; the apartment owner is responsible for obtaining financing for the balance. Loans can be made for up to \$5,000 for bachelor units, \$6,500 for two bedrooms, \$7,500 for three bedrooms, and \$8,500 for apartment units with three or more bedrooms.

The County Department of Community Development indicates that Apple Valley has not been identified as a target area for this program, but that loans could still be made available for units needing rehabilitation which are located in low and moderate income neighborhoods. While it is difficult

to predict the accomplishments of this program over the next five years due to the uncertainty of landlord interest and future funding levels, it may be appropriate for the older areas of Apple Valley. The Town will work with the County to identify needy areas, with the objective of achieving the rehabilitation of four units annually.

Code Enforcement

The objective of the Town's Code Enforcement Program will be to bring substandard housing units into compliance with Town codes. The Town may in addition want to adopt a more rigorous code enforcement program related to building safety. Owners of substandard rental units who fail to bring their buildings up to code could be prevented from taking State income tax deductions for interest, taxes and depreciation. Extra taxes collected under this provision would go to the Town, and could be used to support various housing programs.

Mortgage Revenue Bond Financing

San Bernardino County issues bonds to support the development of multi-family or single-family housing for low and moderate income households. Bonds for single-family housing are used to finance the purchase or rehabilitation of owner-occupied homes. Proceeds from the bond sales are used to make mortgage or rehabilitation loans to qualified low and moderate income homebuyers. The bonds are serviced and repaid from the mortgage payments made by the property owners.

Multi-family mortgage revenue bonds are used to finance construction and mortgage loans as well as capital improvements for multi-family housing. Federal law requires that 20% of the total units in an assisted project be reserved for lower income households. Recent state legislation requires that one half of the reserved units be set aside for Very Low Income households.

The County of San Bernardino issued bonds for the construction of 31 multi-family units in Apple Valley in 1983, containing 7 affordable units. While future bond financing is uncertain, a goal of one bond-funded project, providing an

estimated 20 units, has been established for the five-year time period of the Housing Element.

Section 8 Rental Assistance Payments/Housing Vouchers

The Section 8 rental assistance program extends rental subsidies to low income families and elderly which spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30% of the monthly income and the actual rent. The voucher program is similar to the Section 8 Program, although participants receive housing "vouchers" rather than certificates. Vouchers permit tenants to locate their own housing. Unlike the certificate program, vouchers permit participants to rent units which exceed the federally determined fair market rent in an area, provided the tenant pays the extra rent increment above the fair market rent.

In January, 1990, 51 households were participating in the Section 8 Program in Apple Valley. Of the 51 recipients, 18 were for one bedroom units, which indicates an elderly or handicapped household, 23 were for 2 bedroom units, 9 were for 3 bedroom and 1 was for 4 bedroom. As of December 1989, the County of San Bernardino Housing Authority stopped accepting new Section 8 applications due to a county-wide waiting list of 12,000 applicants. In December 1989, the waiting list for units in Apple Valley was 262, of which 113, over 40%, were for 2 bedroom units. A total of 116 (44%) were for 3 and 4 bedroom units, indicating a need for large family affordable housing. Based on a goal of meeting one-third of Apple Valley's rental subsidy needs, the Town will actively pursue an additional 87 housing certificates/vouchers for the five year period of the Housing Element.

Scattered Sites/Public Housing Program

The Scattered Sites Public Housing Program, which is administered by San Bernardino County, is designed to provide small scale public housing throughout the County. Public housing units developed through this program are intended to blend in with existing neighborhoods and provide an opportunity for lower income households to live in neighborhoods throughout the Town. As of December 1989, there were 18 units provided through this program in Apple

Valley. The Town will continue to participate in this program and expects an additional 8 to 10 units of scattered site housing, assuming federal funds are available.

Density Bonus

The Town will allow Conditional Use Permits for density bonuses for qualified projects, or provide equivalent financial incentives as outlined under Section 65915 of the Government Code. Approval of a Conditional Use Permit for a density bonus is contingent upon the availability of adequate infrastructure to serve the proposed site, along with the compatibility of the additional density with adjacent land uses. The five-year goal of the Housing Element is to facilitate the development of 36 units of low/mod or senior citizen housing through use of density bonus incentives.

There have been instances in other areas of San Bernardino County where developers have received density bonuses but failed to make the additional units available for the target housing groups in need. These developers chose instead to pay a \$1,000 per unit fine in violation of the affordable housing programs, a penalty which is not financially sufficient to deter potential violators from claiming a density bonus for affordable housing, then reneging on their commitment. When density bonuses are offered, they should be accompanied by stiff financial penalties which make it economically unviable to renege.

The Town of Apple Valley will provide other incentives to encourage the development of housing which meets Apple Valley's identified housing needs, such as a greater density bonus for larger dwelling units for large families, move-up housing opportunities for long time residents, and upper-end housing for Moderate and Upper Income employees.

Mobile Home Park Assistance Program

Mobile homes provide an affordable residential ownership opportunity for many households which could not otherwise afford the option of home purchase. To provide for the long term conservation of these units, the Apple Valley Development Code will provide a permanent mobile home park subdivision zone.

While the Town can help to conserve existing mobile homes, it does not control the rents charged by park owners. One option for mobile home park residents to control rental costs is to obtain ownership of the park. The Mobile Home Park Assistance Program, offered by the State Department of Housing and Community Development, provides financial and technical assistance to mobile home park residents who wish to purchase their mobile home parks and convert the parks to residential ownership. Loans are made to low-income mobile home park residents or to organizations formed by park residents to own and/or operate their mobile home parks, thereby allowing residents to control their housing costs. Loans are limited to 50 percent of the purchase price plus the conversion costs of the mobile home park, and are awarded by the State on a competitive basis. Applications must be made with mobile home park residents who must form a resident organization, and a local public entity as co-applicants. The Town could help to facilitate the use of this program by advertising its availability to mobile home park residents, and by serving as co-applicant for resident organizations applying to the State for funding.

Fair Housing Counseling

The Urban County CDBG program contracts with Inland Mediation to provide landlord-tenant counseling and fair housing counseling for all participating cities. Information about the program is available from the County Office of Community Development.

Housing Program Monitoring

In order to evaluate the effectiveness of Apple Valley's housing programs on an ongoing basis, the Town could develop a housing program monitoring system. A computer spreadsheet could be developed to track usage of the Town's housing programs by geographic location, providing information to enable the City to more accurately target its housing programs. Beginning with 1990 Census data when available, variables such as household type (family, elderly, female-headed, minority), income, and size could be included as part of the data base to enable the Town to track the level of assistance provided to specific household groups, including those with special housing needs. Underutilized programs

could easily be identified by comparing the total funding capacity for each program with the program's actual usage. Such a housing program monitoring system would provide valuable information for updating the Town's Housing Element as required.

Energy Conservation

As described in Section V.B of the Housing Element (Energy Conservation), energy conservation programs are offered through both San Bernardino County and Southern California Edison. These programs are targeted at reducing energy costs for lower income households. The Town shall continue to support and assist in publicizing these energy conservation programs.

TABLE H-23
HOUSING PROGRAM SUMMARY

HOUSING PROGRAM (PRIOR ACHIEVEMENTS)	PROGRAM OBJECTIVE (POLICY #)	5-YEAR GOAL (# /UNITS TO BE ASSISTED)	RESPONSIBLE AGENCY	FUNDING SOURCE	TIME FRAME
ACCURATE DATA BASE					
Review Housing Element/General Plan	Confirm suitability of identified programs based on Census data, new legislation and changing local conditions. <u>(Policies 1.1, 1.2, 1.3, and 1.4)</u>	Maintain an accurate, legally adequate Housing Element and General Plan.	Apple Valley Planning Dept. (PD)	Town of Apple Valley (Town)	1992; and annually thereafter
PROVIDE A RANGE OF HOUSING BY LOCATION, TYPE AND PRICE					
General Plan Housing Element	Provide a range of residential development opportunities. Locate higher density residential development near public transportation. Avoid areas of environmental sensitivity. Coordinate new residential development with infrastructure and public services. <u>(Policies 2.1, 2.5, 2.6, 2.7, 4.5, 4.6 and 4.7)</u>	Accommodate Town's estimated RHNA of 4,408 units.	PD	Town	1991; reviewed annually thereafter

TABLE H-23
HOUSING PROGRAM SUMMARY
(continued)

HOUSING PROGRAM (PRIOR ACHIEVEMENTS)	PROGRAM OBJECTIVE (POLICY #)	S-YEAR GOAL (# /UNITS TO BE ASSISTED)	RESPONSIBLE AGENCY	FUNDING SOURCE	TIME FRAME
Seniors Housing and Congregate Care Facilities	Promote development of seniors housing through density bonuses, reduced parking requirements, second units (granny flats). Encourage local lenders to finance senior housing projects. <u>(Policies 2.2, 2.4, 6.3, 6.6)</u>	1 senior project, est. 50 units; 10 seniors second units.	PD	Private	Within 5 years
Handicapped Access	Require apartment developments to provide units which are accessible. <u>(Policy 2.3)</u>	20 handicapped accessible units (some may be seniors units).	PD	Private	Within 5 years
Mobile Home Park Assistance Program	Facilitate mobile home park purchase by residents who rent their spaces. <u>(Policy 2.5)</u>	Encourage and assist preparation of application, if requested.	PD	State HCD	As requested
Efficient Processing	Expedite processing for elderly, low and moderate income housing applications/Waive fees for shelters and transitional housing. <u>(Policies 2.8, 6.7)</u>	Establish priority review and processing for affordable housing projects.	Building & Safety (B&S) PD	None necessary	End of 1991

TABLE H-23
HOUSING PROGRAM SUMMARY
(continued)

HOUSING PROGRAM (PRIOR ACHIEVEMENTS)	PROGRAM OBJECTIVE (POLICY #)	5-YEAR GOAL (# /UNITS TO BE ASSISTED)	RESPONSIBLE AGENCY	FUNDING SOURCE	TIME FRAME
Mortgage Revenue Bonds <u>(31 multi-family units)</u>	Increase supply of rental and ownership units affordable to low and moderate income households.	1 project, est. 20 units.	County Office of Community Development (OCD)	Revenue Bonds	Within 5 years
Section 8 Assistance Payments/Housing Vouchers <u>(51 total certificates)</u>	Extend subsidies to lower income families and the elderly. <u>(Policy 2.9)</u>	Actively pursue an additional 87 housing certificates/vouchers.	San Bernardino Housing Authority (HA)	HUD	Within 5 years
Scattered Sites/Public Housing Program <u>(18 units)</u>	Provide small public housing that blends with existing neighborhoods. <u>(Policies 2.9, 4.4)</u>	8-10 units	HA	HUD	Within 5 years
CONSERVE AND IMPROVE EXISTING HOUSING					
Code Enforcement	Enforce Town codes on maintenance, building and zoning. <u>(Policies 3.1, 3.2)</u>	Correction of 20 units per year.	B&S	Town	Ongoing
Rental Rehabilitation	Provide rehabilitation assistance for rental property. <u>(Policy 3.3)</u>	20 units	OCD	HUD	Within 5 years

TABLE H-23
HOUSING PROGRAM SUMMARY
(continued)

HOUSING PROGRAM (PRIOR ACHIEVEMENTS)	PROGRAM OBJECTIVE (POLICY #)	5-YEAR GOAL (#/UNITS TO BE ASSISTED)	RESPONSIBLE AGENCY	FUNDING SOURCE	TIME FRAME
CDBG Rehab Loans <u>(8 units)</u>	Provide rehab assistance to lower income owner-occupied households, including additions to alleviate overcrowding. <u>(Policy 3.3)</u>	50 units.	OCD	CDBG	Within 5 years
CDBG Senior/Disabled Repair Grants <u>(46 units)</u>	Provide grant monies to lower income households for needed housing maintenance and minor modifications, e.g., wheelchair access. <u>(Policy 3.3)</u>	100 units by 1994.	OCD	CDBG	Ongoing
Deferred Loans	Provide rehabilitation assistance to households in need which do not qualify under other programs. <u>(Policy 3.3)</u>	As needed.	OCD	CDBG	Ongoing
Rehab Assistance Brochure/Mailing	Alert property owners to the kinds of assistance available to upgrade their units. <u>(Policies 3.4, 3.5)</u>	Brochures to all residential property owners.	PD/B&S	Town	1991

TABLE H-23
HOUSING PROGRAM SUMMARY
(continued)

HOUSING PROGRAM (PRIOR ACHIEVEMENTS)	PROGRAM OBJECTIVE (POLICY #)	5-YEAR GOAL (#/UNITS TO BE ASSISTED)	RESPONSIBLE AGENCY	FUNDING SOURCE	TIME FRAME
PRESERVE RESIDENTIAL NEIGHBORHOODS; ENSURE THAT NEW HOUSING IS SENSITIVE TO THE BUILT ENVIRONMENT					
Energy Conservation	Support and assist existing programs that minimize utility costs for low income households. <u>(Policy 4.8)</u>	Encourage use	SB County community Services Dept.; Southern California Edison	Varies	Ongoing
EQUAL HOUSING OPPORTUNITY					
Equal Housing Opportunity Services	Unrestricted access to housing. <u>(Policies 5.1, 5.2 and 5.3)</u>	Support tenant/landlord counseling, housing discrimination response, and related housing services.	OCD/Inland County Mediation	CDBG	Ongoing
REVISE DEVELOPMENT CODE					
Accommodate Manufactured Housing	Facilitate placement of manufactured units; establish Mobile Home Subdivision Zone. <u>(Policies 2.5, 4.3, 6.1)</u>	Conserve Town's existing inventory of 560 mobile home units.	PD	None necessary	Revise Code by end of 1991
Child Care Facilities	Facilitate placement of child care facilities in residential neighborhoods. <u>(Policy 6.2)</u>	5 small scale child care facilities in residential neighborhoods.	PD	None necessary	Revise Code by end of 1991

TABLE H-23
HOUSING PROGRAM SUMMARY
(continued)

HOUSING PROGRAM (PRIOR ACHIEVEMENTS)	PROGRAM OBJECTIVE (POLICY #)	5-YEAR GOAL (# /UNITS TO BE ASSISTED)	RESPONSIBLE AGENCY	FUNDING SOURCE	TIME FRAME
Density Bonus Programs	<p>Encourage development of housing for seniors and other low income households by provision of 25% density bonus or other equivalent incentives. <u>(Policy 6.3)</u></p> <p>Offer additional bonus of 10% or other equivalent incentives for provision of large units (3 bedrooms and up). <u>(Policy 6.4)</u></p>	50 units of low income/seniors housing, including 10 for large households.	PD	None necessary	Revise Code by end of 1991
PUDs/Specific Plans	Provide a Code classification permitting clustered densities up to 24 units per acre under Specific Plan guidelines. <u>(Policy 6.5)</u>	Development of north Apple Valley with units sensitive to the desert environment.	PD	None necessary	Revise Code by end of 1991
Design Guidelines, Parking, and Open Space Standards	Ensure that new housing will not require premature maintenance; provide quality development standards that do not add unduly to the cost of housing. <u>(Policies 4.1, 4.2, 6.6)</u>	Design guidelines; tie parking requirement to size of unit, not size of project; reduced parking requirement for seniors.	PD	None necessary	Revise Code by 1991

TABLE H-23
HOUSING PROGRAM SUMMARY
(continued)

HOUSING PROGRAM (PRIOR ACHIEVEMENTS)	PROGRAM OBJECTIVE (POLICY #)	5-YEAR GOAL (# /UNITS TO BE ASSISTED)	RESPONSIBLE AGENCY	FUNDING SOURCE	TIME FRAME
Emergency Shelters/Transitional Housing	Facilitate development of housing for the homeless. (Policy 6.7)	Provide in Development Code for emergency shelters and transitional housing.	PD	Town	Revise Code by end of 1991

Summary of Five Year Goals:

Total units to be constructed:	4,408 estimated regional need
Unit goals for special needs groups:	50 1 seniors' 50 unit project 10 seniors' "granny flats" units 20 handicapped accessible units some may be included in the 50 seniors' units, above 20 units (mortgage revenue bond financed) 8-10 scattered sites units 50 seniors/low income density bonus units (including 10 large family units)
Total:	Up to 158-160 units (1)
Units to be rehabilitated:	100 code enforcement (20 per year) 20 rental rehab 50 CDBG rehab 100 senior/disabled repair grants
Total:	270 units
Units to be conserved:	560 mobile homes 31 mortgage revenue bond units 51 existing Section 8 units 87 new Section 8 vouchers
Total:	729 units

(1) Total may be less if some handicapped units are also considered to be seniors' units.

Circulation Element



INTRODUCTION TO THE CIRCULATION ELEMENT

The Circulation Element is one of seven mandated elements of the General Plan and is intended to guide the development of the Town's circulation system in a manner that is compatible with the Land Use Element. Due to the importance of a well planned circulation system, the State of California has mandated the adoption of a citywide Circulation Element since 1955. The current State mandate for a Circulation Element is found in Government Code Section 65302(b), which states that the General Plan shall include:

". . . a Circulation Element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan."

The anticipated level and pattern of development by the year 2010, as identified in the Land Use Element, will generate demands on the Town's infrastructure system that must be accommodated by the circulation system, transportation terminals, public utilities and facilities. To help meet these demands and achieve balanced growth, the Town has adopted specific goals and policies which serve as the basis for the Circulation Element.

A Circulation Element must take into account that increasing populations, energy shortages and the continued degradation of air quality are producing profound changes in how both transportation requirements and land development patterns are viewed.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Circulation and Land Use Elements mutually affect one another. The nature, routing and design of circulation facilities are among the major determinants of the form of human settlement and of the uses of the land. Conversely, land uses create a demand for circulation facilities. The goals and policies of the Circulation Element also have a direct relationship with the housing, open space, noise and safety elements. State law requires consistency among all the elements of the General Plan.

RELATED PLANS AND PROGRAMS

The Circulation Element is affected not only by the various policies of the Town but also by policies of other jurisdictions and regional planning agencies. The following discussion describes other related planning efforts, programs, and policies that have an affect on the Apple Valley circulation system.

Desert Area Rapid Transit

Desert Area Rapid Transit (DART) is a demand responsive service operated by the City of Barstow for San Bernardino County. DART provides services to the high desert area including three fixed route bus lines and one Dial-A-Ride service in Apple Valley.

Victor Valley Transit Service Authority

The Victor Valley Transit Service Authority (VVTSA) is a joint powers agency which includes the Town of Apple Valley. The agency is responsible for disbursing State Transit Development Act Funds and for the determination of needed transit services. The agency also advises member jurisdictions regarding expansion of the services they provide.

Half Cent Sales Tax Initiative

The residents of San Bernardino County approved a tax initiative in 1989, to increase the local sales tax one-half cent per year for each of the following twenty years. These funds are to go solely to transportation improvements including State Route 18 (SR-18), Apple Valley Road and Bear Valley Road. Management and distribution of the monies is to be handled by the San Bernardino County Transportation Authority.

Victor Valley Infrastructure Enhancement Program

The Victor Valley Infrastructure Enhancement Program (VVIP) prepared a transportation analysis of the Victor Valley area in 1988. The results of the analysis recommended improvements to the circulation system including many to Apple Valley roads. The Circulation Element Technical Report details these recommendations.

Southern California Association of Governments

The Southern California Association of Governments (SCAG) is responsible for preparing regional air quality management and mobility plans for the Southern California region which includes San Bernardino County. These plans have far reaching effects on the transportation practices and habits of all Southern Californians as well as local and regional governments.

Caltrans

The California Department of Transportation (Caltrans) carries out planning efforts for the entire state. Caltrans has identified portions of SR-18 within Apple Valley for widening by the Year 2005. The United States Department of Transportation Federal Highway Administration (FHWA) and Caltrans are also responsible for planning improvements to the Interstate 15 (I-15) corridor which serves Apple Valley.

EXISTING CONDITIONS

Existing Road Network

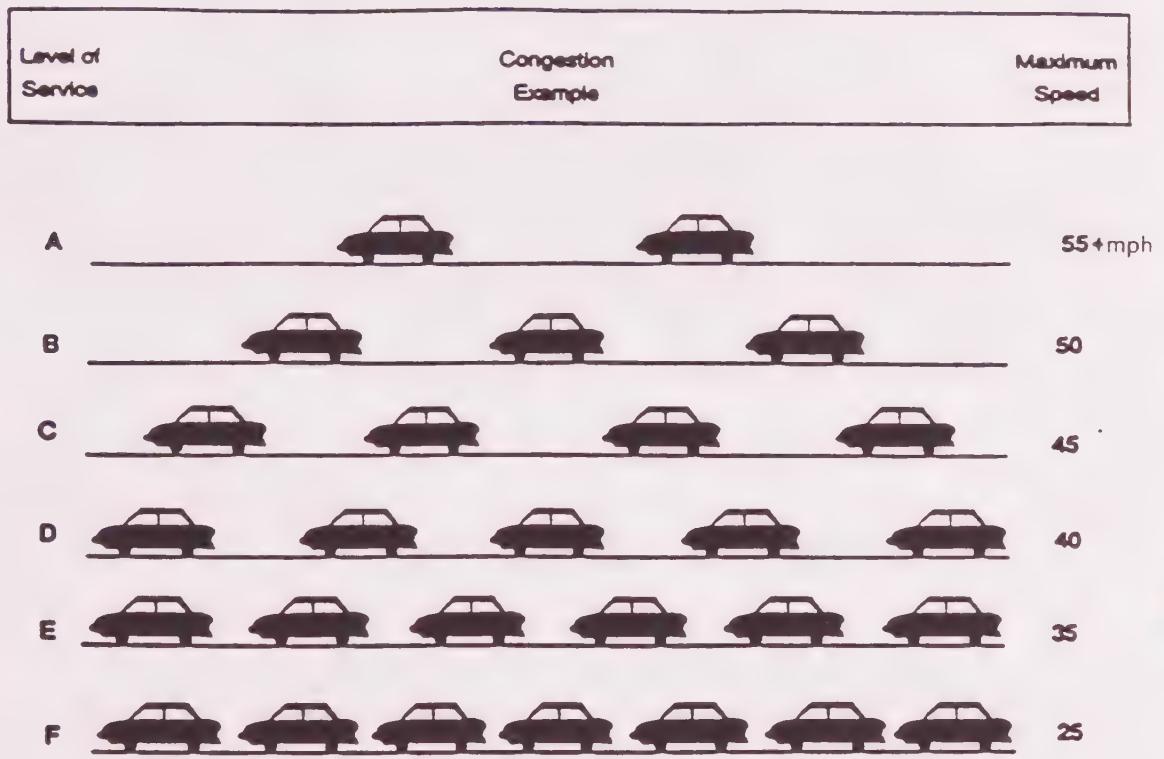
Apple Valley is served by the Interstate Highway System via I-15 and the Regional Highway System via SR-18. I-15 runs along the Town's northwest border while SR-18 runs through the Town's center from northwest to southeast. Apple Valley is also served by a system of arterials which are primarily established on a one-mile grid pattern. Major north-south arterials include Apple Valley Road, Bell Mountain Road, Aztec Road, Kiowa Road, Navajo Road, Central Road, Joshua Road, and Stoddard Wells Road. East-west arterials include Bear Valley Road, Yucca Loma Road, outer Highways North and South, Corwin Road, and Waalew Road. The travelway of these arterials varies from 17 to 76 feet and two to six lanes.

Several roadways in Apple Valley operate as collector streets. These include Mandan, Tao, Rancherias, Rincon, Mohawk, Flathead, Pine Ridge and Blackfoot travelling north-south. East-west roads include Thunderbird, Standing Rock, Ramona, Tomahawk, Seneca, Shoshonee, Ottawa, Sitting Bull, Pahute,

Wren, Lemon and Tussing Ranch. All of these roads have two lanes.

Level of Service

Level of Service (LOS) is a measure of how efficiently streets move traffic. LOS is calculated by comparing a street's traffic volume to its existing capacity during the one-hour period during a 24-hour period when traffic is at a peak (i.e., peak hour). LOS A is considered good while at LOS F, a roadway's capacity is being exceeded. Generally, the network operates acceptably; however, sections of Bear Valley Road, Navajo Road, Seneca Road, and Apple Valley Road operate at Service Levels of E or F at certain times of the day. Figure C-1 shows a graphic representation of traffic conditions and average speeds at various LOS.



SOURCE: Parsons, Brinckerhoff, Quade & Douglas



Figure C-1
Level of Service Examples
for Automobile Traffic

SEPTEMBER 10, 1991

ISSUES IDENTIFICATION

Apple Valley's circulation system is currently dependent upon the automobile with equestrian and bicycle transportation used almost exclusively for recreational purposes. Currently, most of the streets are two lanes with some four-lane roadways. The road system must be able to carry traffic resulting from increased growth planned in the land use element. The roads also must carry storm flows due to the absence of a local drainage system. The following issues are those which will have an impact on Apple Valley's circulation system.

ISSUES

State Route 18 Configuration: SR-18 runs through the heart of Apple Valley and the majority of the Town's existing commercial and industrial areas. The configuration of the roadway is a four-lane boulevard with two-lane access roads immediately adjacent on either side. The configuration of the access roads creates substantial difficulty in making some left turn movements. Due to the road's path through the center of the community and its direct access to I-15, the LOS on this roadway is of substantial importance to the community. Unrestricted cross traffic on SR-18 and unrestricted access from residences and development on the outer highways perpetuates the traffic problems at intersections and increases the accident frequency. Through travel across Town in an east/west direction is limited north of SR-18. The need for a bypass north of Town may be important as growth occurs.

Access to Industrial Areas from I-15: Industrial uses are scattered throughout Apple Valley. Two areas where these uses are concentrated are located in the Town's eastern side near the airport and near SR-18 and Central Road. These locations currently have relatively poor access to I-15 and as growth occurs along with associated traffic, access to these industrial areas will become a more significant issue. A third industrial area involving mining is located near the I-15 and Stoddard Wells Road interchange.

Road Classifications and Associated Cross Sections: Many of Apple Valley's roads are without curbs or gutters and relatively little grading. Standards for roadway construction will need to be determined according to expected future circulation patterns and needed capacities. Financing of improvements may become difficult due to the community's low tax base. Until such time as a local master plan of drainage is designed and implemented, the road system must carry storm flows.

Airport: The Apple Valley Airport is a major factor in the overall service to Apple Valley by various transportation alternatives. An expansion of the airport would create expanded opportunities for residents and businesses in the area. Alternative airports in the area will however, prevent the Apple Valley airport from attaining status as anything other than a general aviation airport.

Mass Transit: Bus service is offered on a very limited basis. The key transit issue for the existing bus service is slow response time. Increased transit service to serve planned industrial areas to the north and to commercial development should be anticipated.

MASTER CIRCULATION PLAN

The Apple Valley Circulation Plan includes a Master Streets and Roads Plan, a Mass Transit Plan of future corridors and transit centers, a Bicycle Trail Plan, and a Recreational Trails Plan. The Streets and Roads Plan identifies a circulation system of roadways to serve the area. A Street Classification System specifies improvement standards for the expansion of future and existing roadways. The Mass Transit Plan identifies travel corridors and future transit center locations where expansion of the fixed route service should be considered as Apple Valley develops. The Recreational Trails Plan establishes the linkage between the equestrian and hiking trail needs for the town and the more suburban Bicycle Plan.

STREETS AND ROAD PLAN

Figure C-2 displays the Streets and Roads Plan of Apple Valley. The streets of Apple Valley are the fundamental aspect of the town's circulation network. The Streets and Road Plan is the link that must be developed in conjunction with the land use element, to ensure access for all residents, visitors, business people and emergency vehicles. The Streets and Roads Plan provides programs, improvements and solutions to identified transportation issues. Figure C-3 displays the Streets and Roads Plan for roads within the Town's adopted Sphere of Influence.

Freeway Access

Improvement of SR-18 and the Outer Highway intersection configuration must be done in conjunction with the California Department of Transportation. Apple Valley should seek county transportation sales tax revenues and new gas tax revenues to initiate a SR-18 Corridor Study to identify detailed alternative system management and design improvements to improve traffic flow and reduce accidents due to cross traffic. The study should be done with the assistance and participation of SANBAG and CALTRANS. Improved access to I-15 is provided by the recommendation of

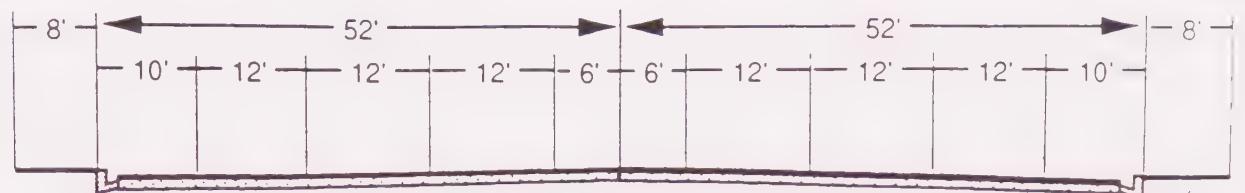


Major Divided Road	Bridge	Modified Road Section
Major Road	Special Study Area	Limited-Access Expressway Conceptual Alignment
Secondary Road		
Current Town Boundary		
Planning Area Boundary		

SOURCE: Parsons, Brinckerhoff, Quade & Douglas

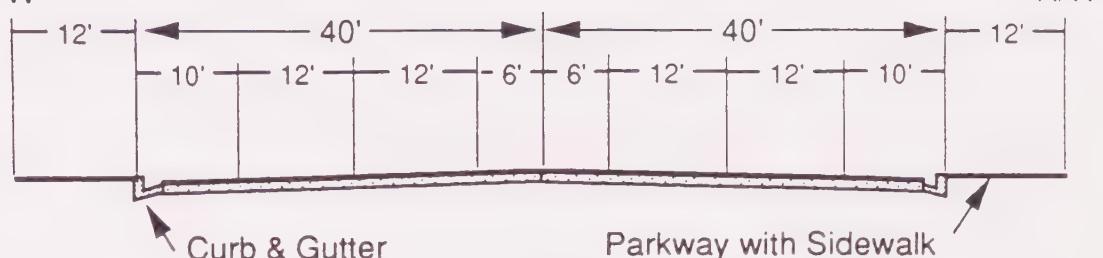
Figure C-2
Streets and Roads Plan of Apple Valley

R/W



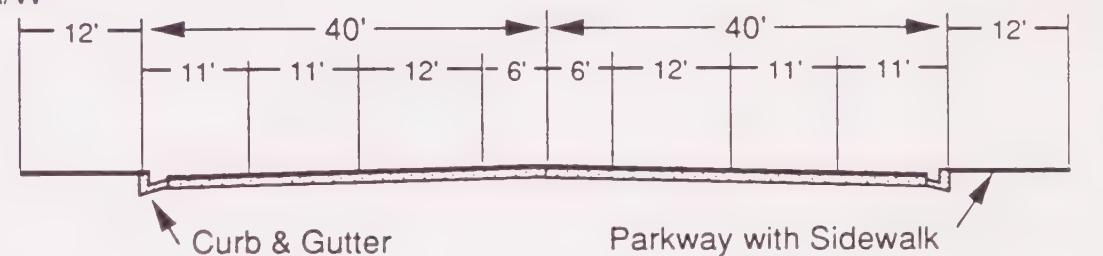
Major Divided Arterial 120' Right-of-Way

R/W



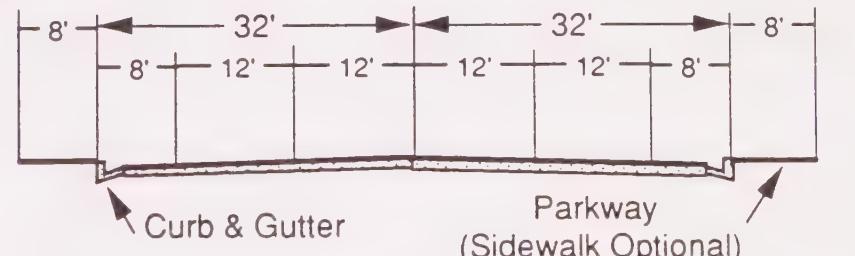
Major Highway 104' Right-of-Way

R/W



**Major Highway 104' Right-of-Way
(Modified Section)**

R/W



Secondary Arterial 80' Right-of-Way

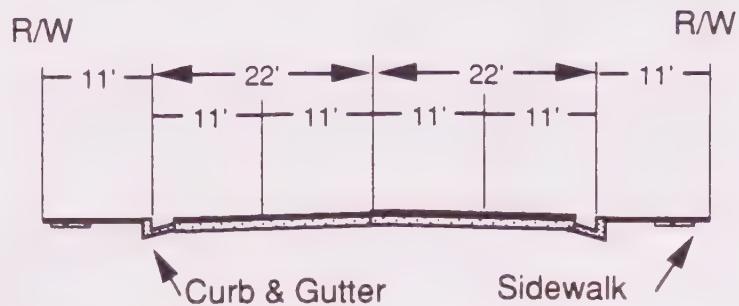
SOURCE: Parsons, Brinckerhoff, Quade & Douglas



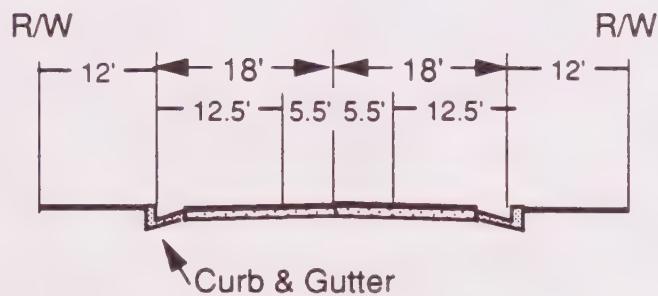
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**Figure C-3A
Right-of-Way Standards**

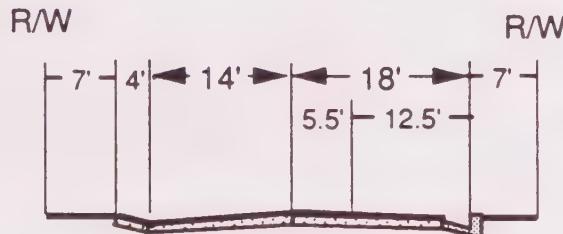
SEPTEMBER 10, 1991



**Industrial and Commercial Local Street
66' Right-of-Way**



**Local Street
60' Right-of-way**



**Rural Local Street
50' Right-of-Way**

SOURCE: Parsons, Brinckerhoff, Quade & Douglas



cbq

**Figure C-3B
Right-of-Way Standards**

SEPTEMBER 10, 1991

an additional interchange at the extension of Falchion Road (also known as Rancho Road on the west of I-15).

This location is consistent with recommendations of the neighboring community of Victorville and will serve planned industrial development in the vicinity of Falchion and Apple Valley Roads as well as provide improved access to the Apple Valley Airport. The Town recognizes that additional interchange improvements are the responsibility of the United States Department of Transportation Federal Highway Administration (FHWA) and CALTRANS.

Apple Valley has a number of programs it can undertake to encourage FHWA and CALTRANS to support and improve this interchange location. The Town should reserve right of way for interchange and ramp improvements from any development proposed in the area. Apple Valley should develop a benefit assessment district or other financing mechanism to provide the necessary matching revenues needed to obtain state and federal funding for this improvement. Apple Valley should work with Victorville and SANBAG to incorporate this interchange into the recommended improvements of the Mountain - Desert Measure I Expenditure Plan.

Improved Circulation

Access to existing and planned industrial development and the Apple Valley Airport will be improved through the extension of Falchion Road to the east from I-15 and the proposed major arterials of Bell Mountain Road, Navajo Road and Central Road. Improved access to industrial properties west of the runway is provided with the realignment of the Aztec Road and Bell Mountain Road at Waalew Road to form a continuous intersection. Industrial land road access is further improved with the extension of Apple Valley Inn Road to the northeast to connect with Aztec Road. The extension of Central Road as a major arterial north of Waalew Road will provide access to industrial properties east of the airport runway. Major truck traffic would be expected to use Central and SR-18 as truck routes in order to keep truck traffic out of residential streets.

The planned extension of Yucca Loma Road across the Mojave River as an all weather crossing in the vicinity of Yates Road in Victorville is an important component in

reducing traffic volumes on Bear Valley Road. The project would benefit both communities and should be undertaken as a joint study. Preliminary design and environmental studies should be conducted by Apple Valley and Victorville to determine improvement needs and costs. A financial plan should then be developed which considers the use of benefit assessment districts, Arterial System Financing Program funds, sales tax and gas tax revenues as well as development contributions to finance the improvements.

The existing backbone grid system of roads in town is extended to provide access to the areas planned for future development in the southern areas of Apple Valley. Southerly extensions of Apple Valley, Kiowa and Central Roads as Major Arterials will provide access to the commercial areas along Bear Valley Road and other commercial areas. The extension of Tussing Ranch Road/Lemon Street as a Major Arterial with an additional river crossing will provide an alternative to Bear Valley Road. Increased travel between Apple Valley and Hesperia will also be accommodated by these road improvements.

Arterial System Financing Plan (ASFP) and Mandated Transportation Management/Congestion Management Plans

In order for Apple Valley to be able to receive Measure I sales tax revenues, the Town is required to adopt a "Transportation Management Plan" which would include; five and twenty year improvement plans, development of financing mechanisms and would integrate regional plans and requirements for growth, job/housing balance, and air quality goals" (Measure I). Recently enacted state law (AB 471 and 1791) requires the adoption of Congestion Management Plans to identify arterial road and transportation improvements in order to obtain state gas tax revenues. Both require the identification of a system of arterial roadways within the Town for funding. The Town's adopted Arterial System Financing Plan should be reviewed and amended to include additional needed components required by these programs. Apple Valley should continue to participate with the San Bernardino County Transportation Commission as these programs are developed.

Infrastructure and Pavement Maintenance Program

The state mandated pavement management program (AB471) has been adopted. The maintenance of Town roads is critical for public health and safety and has an impact on accident rates. Apple Valley should continue to inspect roads and identify needed improvements for a five year period for financing purposes.

STREET CLASSIFICATION SYSTEM

Roadways in Apple Valley are classified according to their primary function. The Town has established classifications and standards for six main types of roadways. The classifications are described below, and standards are displayed in cross-section in Figures C-3a and C-3b.

Divided Major Arterial

The function of a divided major arterial is to transport large volumes of intracity traffic. These streets distribute traffic from the freeways to major and secondary arterials. Divided major arterials have a 120-foot right-of-way consisting of a minimum of six traffic lanes, two 10-foot parking lanes and a 12-foot wide continuous left turn lane or median strip. Traffic signals are located at major intersections. Parking restrictions may also apply at intersections. Curb, gutter and sidewalks would be required on all divided major arterials.

Major Arterial

The function of major arterials is to transport large volumes of intracity traffic. These streets distribute traffic from the freeways and divided major arterials to secondary arterials. Major arterials have a 104-foot wide minimum right-of-way consisting of a minimum of four traffic lanes, two parking lanes and a 12-foot wide, two-way left turn lane or median strip. Traffic signals are located at major intersections. Parking restrictions may be applied at intersections. Sidewalks may be required on major arterials. A modified standard without curbs, gutters or sidewalks is applied considered in residential areas with general plan designations of very low density (R-VLD) and low density (R-LD).

Specific street segments subject to the modified section standard are identified in Figure C-2, Streets and Roads Plan, p.9.

Secondary Arterials

A secondary arterial provides circulation within a defined geographic area, providing access and connections between major arterials. Some vehicles may use arterials as through routes, but the primary function of a secondary arterial is to route local traffic to larger streets. Secondary arterials provide easy access to nearby destinations. Secondary arterials contain two traffic lanes and two parking lanes within an 80-foot right-of-way. Curb and gutter are generally required to carry storm flows and should be constructed with adjacent development. A modified section without curb and gutter may be allowed in residential areas with general plan designations of Very Low Density (R-LVD), Low Density (R-LD) and Estate Residential (R-E), when the 10 year storm flow (as calculated based on hydrologic assumptions to be established in the Apple Valley Master Plan of Local Drainage) can be conveyed within the right-of-way.

Local Street

A local street provides direct access to abutting properties and transports local traffic from these properties to higher volume, higher speed roadways. Local streets do not carry through traffic. Generally local streets have a 60-foot right-of-way with two traffic lanes and two parking lanes curb and gutter. Sidewalks may be provided within the 10-foot, non-paved right-of-way. Most of the streets in residential neighborhoods are designated local streets.

Local Street Rural

An alternative reduced improvement standard, a local street rural standard, may be used in some neighborhood areas where projected traffic volumes do not exceed an ADT of 1,000 and when the 10 year storm flow can be conveyed within the 50-foot right-of-way (as calculated based on hydrologic assumptions to be established in the Apple Valley Master Plan of Local Drainage).

Local Street Industrial Commercial

A second alternative local street standard is included for use on all local streets in Industrial, Commercial and Medium Density areas as designated in the general plan. The 66 foot right of way allows for the increased capacity and turn radius needed by delivery trucks. The standard also accommodates the typically greater volumes of on street parking with less capacity reduction.

Level of Service Standards

As development occurs throughout the Town, more detailed traffic improvements to accommodate the additional development should be identified. Apple Valley must be able to determine when traffic improvements should be required and what traffic improvements are needed.

Management/Congestion Management Plans include provisions for local jurisdiction to set performance criteria for regional roadways prior to receiving road funds. The Arterial System Financing Program uses a Level of Service C to establish mitigation improvements as a standard for development.

New development may result in traffic impacts which will require mitigation (e.g. traffic signal installation) to maintain the appropriate LOS standards in the Streets and Roads Plan. A Level of Service standard is used to determine when project specific traffic impacts must be mitigated. The standard also serves as the performance criteria to be used to determine if proposed mitigation measures are sufficient. Road performance during peak periods and/or on a daily basis should not operate below Level of Service C.

MASS TRANSIT PLAN

Mass transit plays a limited role in congestion relief in Apple Valley. Future growth and the availability of limited monies for transit services from local sales tax and state gas tax programs will require Apple Valley participation in identifying needed transit improvements. In the immediate future,

-  Town Boundary
-  Dart Dial-A-Ride Service Area
-  Dart Fixed Routes
-  Future Transit Corridors
-  Future Dial-A-Ride Service Area
-  Transit Terminals

SOURCE: Parsons, Brinckerhoff,
Quade & Douglas

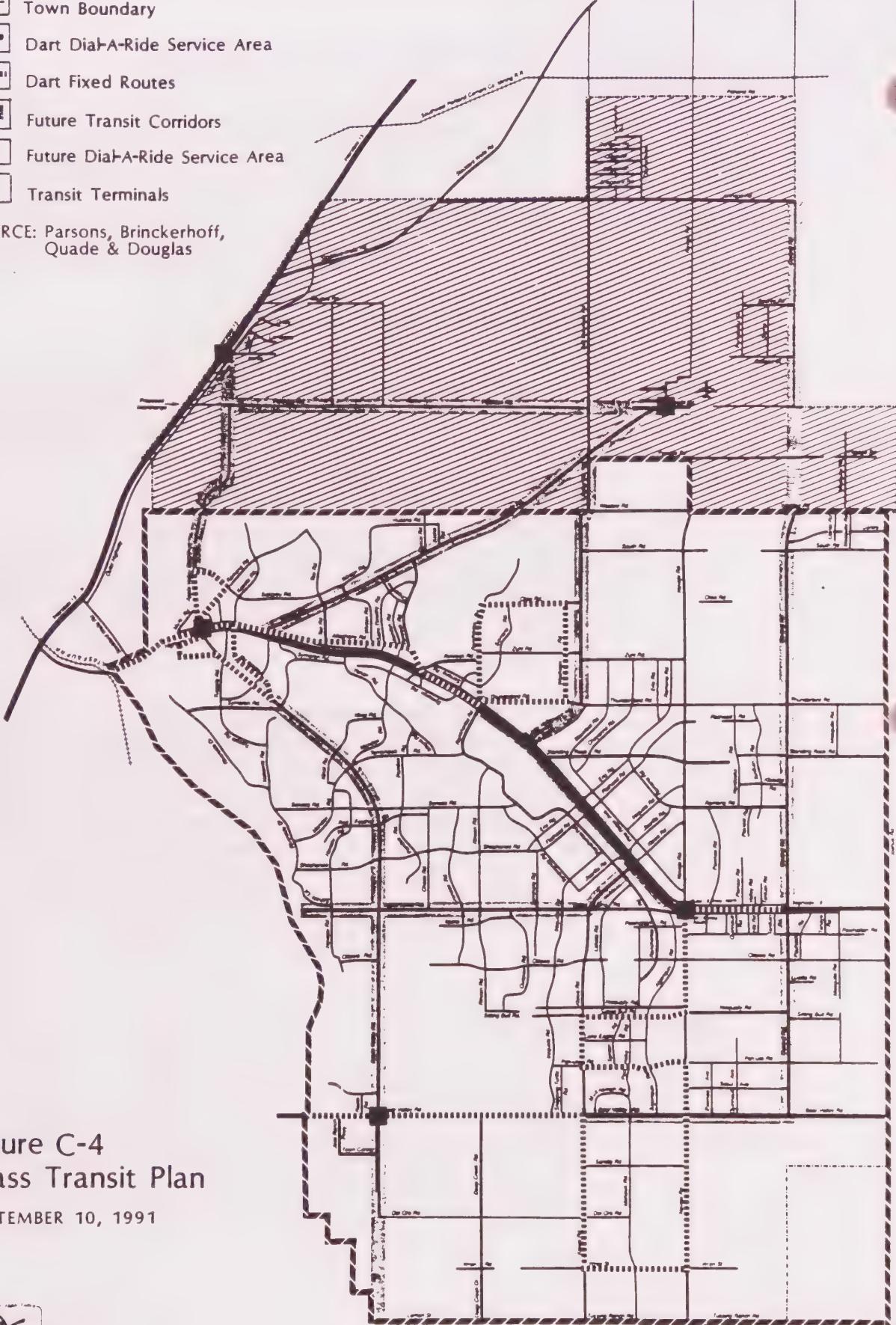


Figure C-4
Mass Transit Plan

SEPTEMBER 10, 1991



cba

↑ North

no scale

improvements to the DART Dial-a-Ride service response time should be the priority.

Figure C-5 identifies an area for future expansion of dial a ride service as growth occurs to warrant such expansion. Potential transit corridors and transit terminal locations are identified which could be used to extend existing fixed route service. Land for terminal improvements should be reserved in the vicinity of the proposed transit terminal locations. Facility needs should be incorporated into development proposals allowing for joint use of parking facilities.

BICYCLE TRAIL PLAN

Figure C-5 identifies an expanded bicycle trail system intended to provide safe bicycle access to all existing and planned school sites. The system of bicycle paths is intended to compliment the Recreational Trails Plan and serve as a guide for where road improvement standards should include bicycles as part of the typical section.

The use of bicycles for travel and recreation should be encouraged through the provision of bicycle facilities, including travel routes and storage facilities. The following bicycle classifications describe the Town's bicycle path system.

- **Class I** (bicycle path): an exclusive bicycle facility with traffic crossings minimized. Asphalt, concrete, or other all-weather surface as appropriate.
- **Class II** (bicycle lane): a separate bicycle travel lane painted on major and secondary arterials.
- **Class III** (bicycle route): a street which is signed as a bicycle route, but which does not include a separate travel lane for bicycles.

Bicycle Parking

The provision of bicycle parking facilities at appropriate locations is an integral part of the bikeway plan. With the exception of schools, playgrounds, libraries and a few other public places, parking facilities for bicycles in Apple Valley

-  Town Boundary
-  Existing Class I Facilities
-  Future Class I Facilities
-  Future Class II Facilities
-  Future Class III Facilities

SOURCE: Parsons, Brinckerhoff,
Quade & Douglas

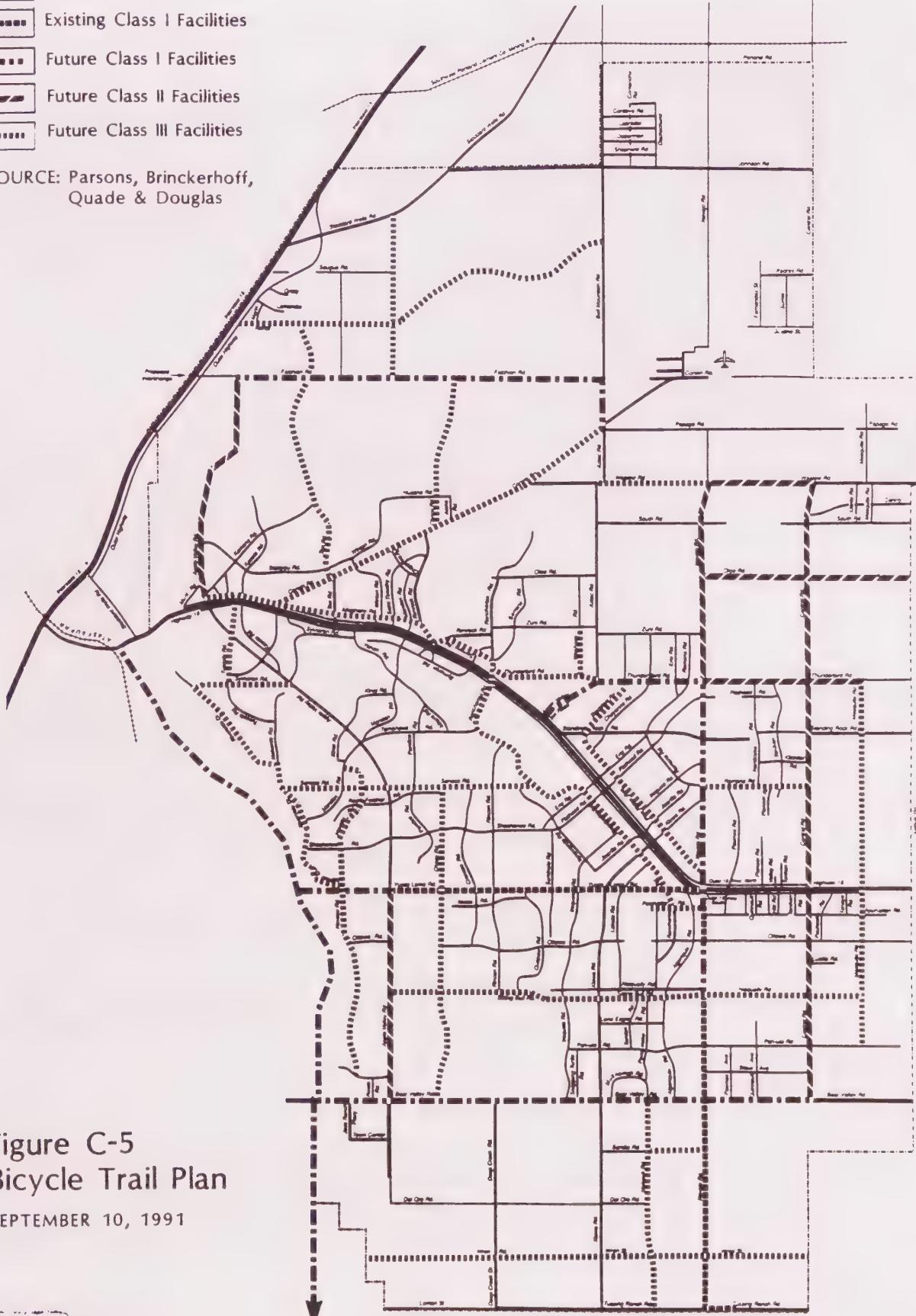


Figure C-5
Bicycle Trail Plan

SEPTEMBER 10, 1991



no scale

MAPS

are almost non-existent. Commercial developments along designated bicycle trails, routes, and paths should provide bicycle racks or stands. Amendments to the municipal code to carry out this task should be adopted.

Bicycle Safety Programs

Programs teaching safe bicycling practices encompassing both safety education and information about the nature of bicycling is needed. A clarification of the rules and regulations governing bike riding should be encouraged. New safety programs will begin in the fiscal year 1990-91 in Apple Valley by the Apple Valley Police Department and should be continued.

RECREATION TRAILS PLAN

The Recreation Trails Plan for Apple Valley addresses the demands for recreation, protects and enhances the existing rural environment, and provides a framework for future planning and development of trails throughout the Apple Valley Planning Area. The Trails Plan defines and illustrates a proposed system of recreation trails within adjacent jurisdictions.

The Apple Valley trails system will consist of easements and/or fee owned trails based on the system suggested by the County of San Bernardino in 1975. In addition, the trail system will include a number of as yet to be defined "way stations" or rest stops.

The proposed Recreation Trails System, shown in Figure C-6, consists of three types of trails: 1) primary or lifeline trails which serve as the backbone of the trails network. These multi-use trails connect with the trail systems of adjacent jurisdictions; 2) secondary trails may be multipurpose trails. The trails are the principal riding network within the community; and 3) feeder trails for the exclusive use of equestrians. These trails connect private residences with the primary and secondary trails systems.

-  Lifeline Trails
-  Feeder Trails
-  New Trails Required
-  Major Street Crossings

SOURCE: The Apple Valley Livestock & Equestrian Council, 1990

-  Current Town Boundary
-  Proposed Annexation

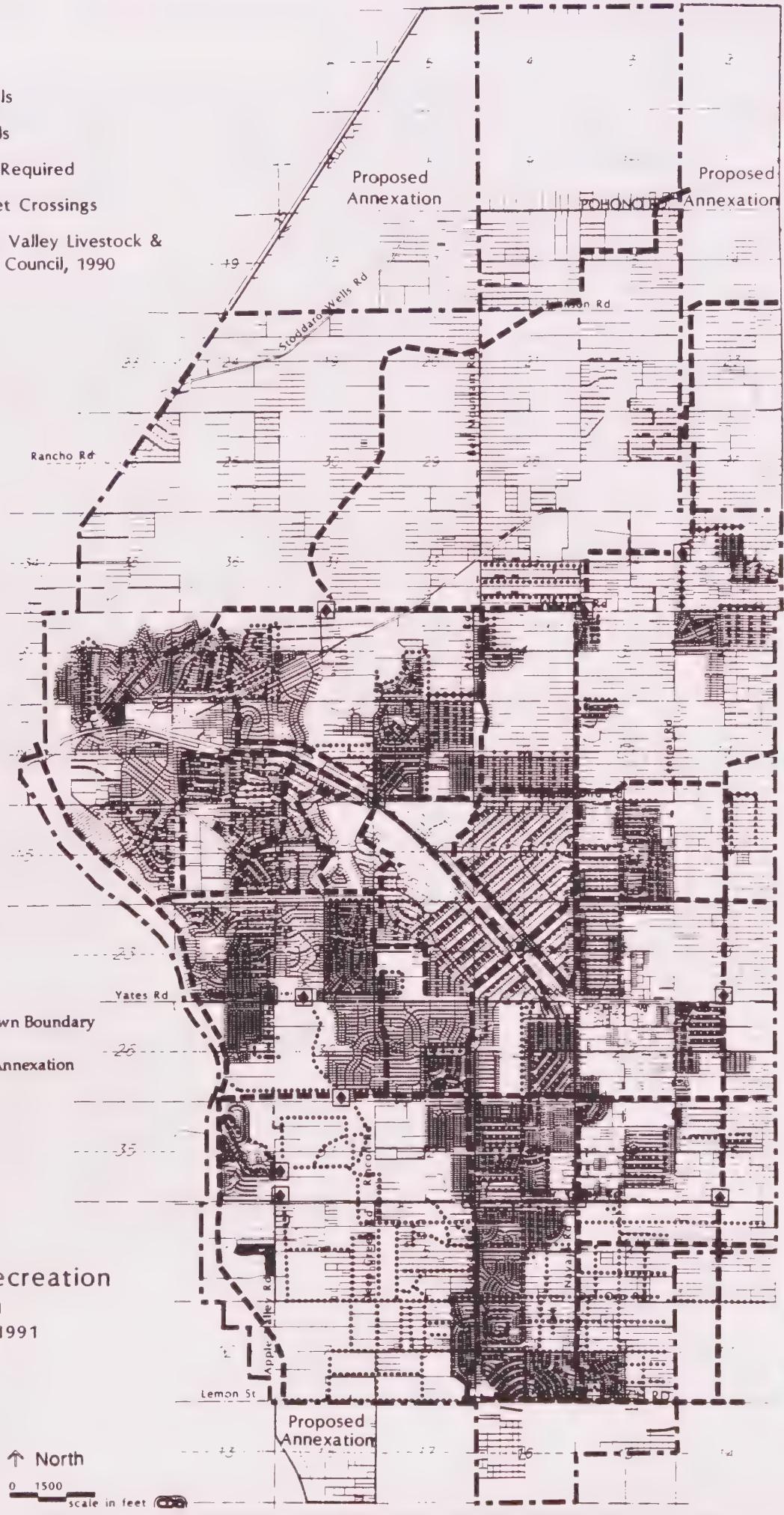
FIGURE C-6
Proposed Recreation
Trail System
 SEPTEMBER 10, 1991



↑ North

GENERAL PLAN

0 1500 scale in feet



CIRCULATION ELEMENT GOALS AND POLICIES

Goals and policies for the Town's transportation system address the question: What should the transportation system accomplish? The question refers to the transportation system as a whole rather than just the major streets and roads. It speaks to the fundamental long range goals of providing a transportation infrastructure for the region, and thereby sets the framework upon which all subsequent transportation decisions are based.

GOAL C-1: Provide a balanced transportation system that ensures the safe and efficient movement of people, goods and services throughout the Town, while minimizing the use of land for transportation facilities.

Policy C-1.1: Provide a plan for a coordinated street system for the safe and efficient movement of people and goods.

Policy C-1.2: Maintain and rehabilitate roadways as necessary to preserve the high quality of Town streets and thoroughfares.

Policy C-1.3: Minimize through traffic in residential neighborhoods.

Policy C-1.4: Arterial roads should carry through traffic and be improved to maintain a Level of Service C or better.

Policy C-1.5: Reduce vehicle travel time through the Town and improve emergency access by improving access across the Mojave River and to I-15.

Policy C-1.6: Provide for adequate parking facilities for all uses, including areas where existing parking facilities may be lacking, such as the Village area and office areas of Desert Knolls.

GOAL C-2: Develop a circulation plan and programs which are financially, technically, and legally implementable, both at the local and regional level.

Policy C-2.1: Encourage full citizen participation in all aspects of transportation planning and its development process.

Policy C-2.2: Develop and implement transportation programs which maximize the use of available funding from local, state and federal funds, subsidies and grants for circulation purposes.

Policy C-2.3: Provide for Cost Recovery Districts and/or other financing methods which will enable landowners to provide transportation infrastructure necessary to ensure LOS C operation in areas where such infrastructure is unavailable. Benefit fees collected from future development in these areas can contribute to costs incurred.

GOAL C-3: Develop a circulation system which supports the comprehensive goals of the Town, which is integrated with land use planning, and ensures that the system is responsive to the needs of the community.

Policy C-3.1: Design circulation improvements which are compatible with the desired natural environment. Xeriscape landscaping techniques should be used for all parkway and median plantings.

Policy C-3.2: Maintain a circulation system which provides access and mobility opportunities to residential neighborhoods, employment, shopping, and health services.

Policy C-3.3: Design and construct transportation corridors that are easy to follow and meet traffic safety standards.

Policy C-3.4: Design each arterial with sufficient capacity to accommodate anticipated traffic based on intensity of planned land uses.

Policy C-3.5: Coordinate the Town of Apple Valley's circulation needs with those of adjacent jurisdictions, transit systems and regional highway facilities.

Policy C-3.6: Programming of street widenings shall be done so as to cause the least impact on existing primary structures excluding signs and fences. Special reduced street sections, as defined in the "street classification system," shall be applied in cases where street dedications and/or widenings may impact primary structures.

GOAL C-4: Improve public transit services which provide mobility for Town residents as well as providing an alternative to the personal automobile.

Policy C-4.1: Transit funds should be used to improve Dial-A-Ride response time within existing DART service territories.

Policy C-4.2: DART Dial-A-Ride service territory should extend to outlying areas of the incorporated Apple Valley Town limits as development occurs.

Policy C-4.3: Joint-use opportunities for bus stops and terminals should be pursued as part of development review of commercial and industrial park development.

Policy C-4.4: Fixed route bus service expansion should be considered as demand increases along designated transit corridors.

Policy C-4.5: The Town will encourage development of mass transit facilities, including light rail systems, to serve the Victor Valley and provide links with the Los Angeles/San Bernardino metropolitan areas and Las Vegas, and other high desert cities.

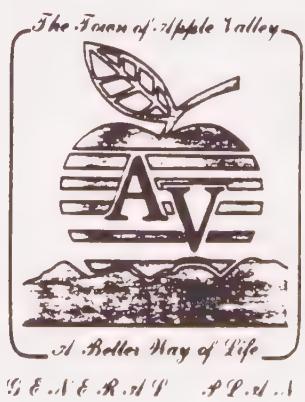
GOAL C-5: Establish within the General Plan an areawide system of equestrian, hiking and bicycling trails, linking to appropriate parks and the trail systems of adjacent jurisdictions. Time frames for development of the system shall be linked to the development of the properties affected by the trail system. Initial emphasis shall be placed on existing trails within developed areas.

Policy C-5.1: The Town of Apple Valley shall work with Apple Valley Livestock and Equestrian Council, Apple Valley Recreation and Parks District, neighborhood organizations, and others as appropriate to establish a Recreational Trails

Committee. The primary tasks of the Committee are as follows:

- a. Using the "Proposed Recreation Trails Plan" (see page 20, Figure C-6) as a guide, clarify and define in detail the locations of trails.
- b. Define the type of trails to be included in the trails systems (e.g., equestrian only, equestrian and hiking, equestrian, hiking, bicycle and jogging trails).
- c. Establish an implementation program, including funding, for the trails system (e.g., acquisition of trail easements or fee ownership of trails by either the Town of Apple Valley, the Apple Valley Recreation and Parks District or a special assessment/ maintenance district or other appropriate entity).
- d. Encourage the use of existing easements and right-of-way especially floodways and utility corridors, as the principal trail locations. Current policies and regulations require keeping utility easements open for the servicing of utility lines.
- e. Prepare a phasing program tied to funding availability for development of the trails system.
- f. Establish an ongoing education program to inform Town residents of the progress being made in establishing the trails system and the proper use and benefits of trail use.
- g. Define measures to ensure that trails are established, maintained and used in the safest possible manner.
- h. Recommend measures to clarify and limit liability of the responsible entities and property owners from injuries that might be suffered while using the trail system.
- i. Recommend the type, location, and method of implementation for rest areas (i.e., "way stations") at regular intervals along major trails.
- j. Investigate and, if found desirable, establish a non-profit Recreation Trails Foundation to accept trail easements and serve as a repository for funds.

Open Space/Conservation Element



INTRODUCTION TO THE OPEN SPACE/CONSERVATION ELEMENT

Government Code Section 65302(d) mandates that, to the extent applicable, issues regarding natural resources must be addressed in the general plan. The Open Space/ Conservation Element provides for the conservation, management, development and utilization of Apple Valley's natural resources. The Element protects and maintains natural and cultural resources, prevents their wasteful exploitation and destruction and preserves and enhances scenic and recreational opportunities. Resources considered in this section include mineral, water, soils/agriculture, biotic, cultural and archaeological, energy and waste stream resources.

RESOURCE IDENTIFICATION

NATURAL RESOURCES

Natural resources include biological, cultural, air quality, water, soils, and minerals. Detailed descriptions of existing resources are presented in the Technical Report and Working Paper on Water.

OPEN SPACE RESOURCES/COMPONENTS

Open Space Resources include the mountains, Mojave riverbottom, parks, equestrian areas, the Apple Valley Country Club, and Bureau of Land Management Desert Conservation and off-road vehicle areas. Recreation trails for equestrian and other uses are part of the open space resources as well as the circulation system. Also included as a potential open space resource is the Apple Valley Dry Lake. The Technical Report provides further details on open space and recreational resources.

ISSUES IDENTIFICATION

Apple Valley is a community with outstanding open space resources which are very fragile and easily lost. The desert is a unique environment, one whose resources must be carefully utilized to preserve them for the future.

ISSUES

Air Quality: Adverse air quality is an important issue in Apple Valley. Increased urbanization in the high desert region is creating air pollution concerns where none had existed in the recent past. Goal and policy statements specific to air quality are included in this element. Estimates of air pollutant levels based on the buildup of land uses described in the General Plan are found in the General Plan Environmental Impact Report. Background data on air quality is contained in the Conservation and Open Space Technical Report, pg. 15-16. Both state and Federal air quality standards for ozone and particulates have been exceeded in Apple Valley during 1986, 87, 88, and 89.

Equestrian Trails: Resolution No. 89-63 of the Town Council states in part that "The establishment of a comprehensive network of town wide equestrian/ recreational trails will promote a continued rural lifestyle in the Town of Apple Valley..." A suggested trail system and policies specific to recreation trail use and development are included in this General Plan's Circulation Element.

Wildlife Preservation: Many species of wildlife inhabit the Apple Valley area. Several of these are listed by the State of California or the federal government as threatened or endangered. The Town must ensure that these species are protected in the fullest measure in order to preserve diversity in desert and riparian wildlife.

Riparian Areas Along Mojave River: The Mojave River creates a greenbelt through the High Mojave Desert.

Utilization and development of the river area must be carefully planned due to the river's importance to area water resources. Protection of the riparian habitats along the river is also important to the preservation of certain wildlife and plant species as well as the aesthetic qualities of the river.

Desert Preservation: The desert is a very fragile environment that is easily damaged but regenerated only with time and difficulty. Destruction of this environment can result in negative environmental impacts, such as increased temperature, humidity and particulate air pollution, as well as loss of the elements that make the region culturally unique.

Adequate Park Space: While many regional parks provide open space desert environments, there is a shortage of developed parks for active recreation within the community. The Apple Valley Recreation and Park District's Master Plan is to be integrated with this General Plan, so that an effective and coordinated implementation strategy can be developed.

Archaeological Resources: There is an abundance of materials of historic and prehistoric nature in the Apple Valley area, particularly in the vicinity of the Mojave River. The river itself was a heavily used route of the early Spanish explorers. The preservation of these materials is important to understanding the history of the Indian nations, the United States and mankind in North America in general.

Water Supply: Water supply in the Apple Valley area is and will continue to be an issue of paramount importance. This issue affects most aspects of the community, from continued agricultural uses and landscaping standards to building codes and, in some cases, the types of business that could operate effectively in the Town.

Soil Conservation: To protect community infrastructure and remaining agricultural uses, conservation of soils is necessary. The identification of soil types can assist in developing programs to conserve soils and protect prime agricultural lands.

Mineral Resources: Mineral resources in Apple Valley are described in the Conservation and Open Space Technical Report, pg. 7. Aggregate and limestone for cement manufacture are potentially important mineral resources in Apple Valley. However, use of these resources will

significantly impact and be impacted by urbanization and development of nearby properties. Current sources of aggregates and limestone are located for the most part outside the planning area in the Mojave River flood plain or mountain ranges in the region. The State of California, Division of Mines and Geology, as required by the Surface Mining and Reclamation Act of 1975 (SMARA), has identified no significant mineral resources in Apple Valley.

It is expected that development proposals will be submitted to the Town which will be significantly impacted by the use of aggregate resources and limestone quarries. Mining activity associated with these activities may result in potential incompatibility of land uses. Dust, noise and heavy truck traffic will create conflicts with urban residential and commercial uses which will need to be analyzed and addressed.

Water Quality: While the quality of water in Apple Valley is suitable for all purposes, future use of reclaimed water will be a useful consideration to extend water resources in light of continued growth.

Agricultural Land Use: The use of lands for agricultural purposes has played a significant role in Apple Valley's history. In addition, agriculture serves as a productive use of open space and enhances the rural character of the community. Recently, agricultural uses have given way to urban development. The likely result of urban growth will be the eventual discontinuation of agricultural uses within the community. In the meantime, the Town must determine the best use of lands surrounding agricultural properties and develop a method of mitigating any resulting compatibility conflicts between uses. This should be done by the use of significant buffer zones.

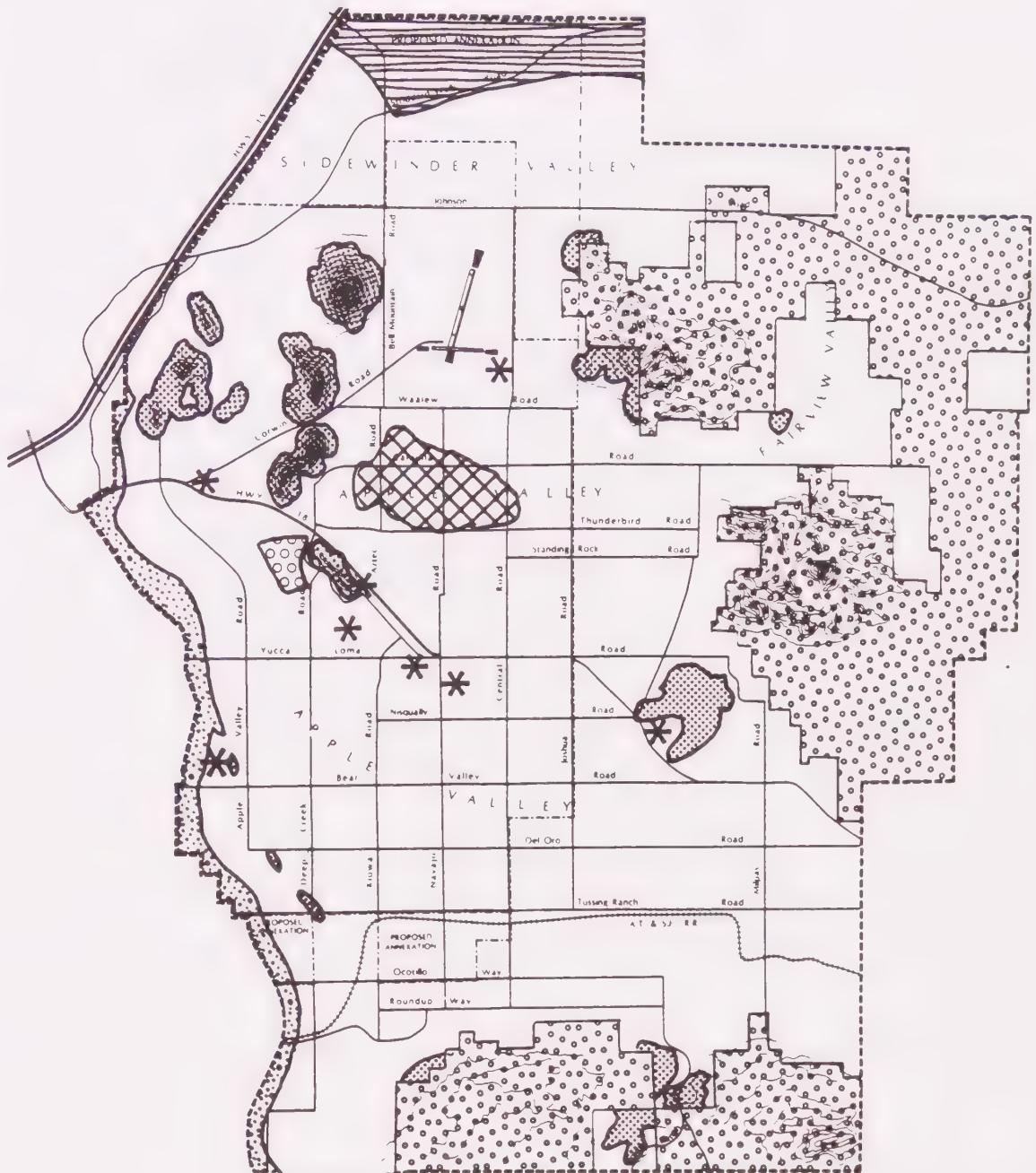
Groundwater Recharge: Groundwater is one source of water for Apple Valley. As growth continues, groundwater resources will supply less and less of the community's water needs. Important to the overall use of groundwater is the ability to recharge groundwater resources.

Scenic Resources: The protection of local scenic resources is necessary for the overall livability of the community. Aesthetic qualities found in the river and the surrounding knolls, hillsides, mountains and the natural desert environment is of interest to all citizens.

OPEN SPACE/RESOURCE MANAGEMENT PLAN

Figure OSC-1 presents a map of Open Space/Resource areas. The Open Space/Resource map supports the Apple Valley Recreation and Park District's master plan for the area and the Bureau of Land Management's Desert Conservation Plan. Those two plans set forth the overriding goals and policies for open space in Apple Valley. Figure OSC-1 recognizes and gives Town support to these plans.

Also set forth in the Open Space/Resource Management Plan are the identification of steep slope areas exceeding 15 percent, the Mojave Riverbottom and the Apple Valley Dry Lake as Open Space/Resource areas. The designation of an area as an open space/resource area does not preclude all other use of the land. Such a designation, rather, recognizes their importance as resources which need to be protected from the overdevelopment of urban uses which could upset the sensitive and potentially unstable nature of the land.



The legend consists of six entries, each with a small square icon followed by a text label. The icons use a grayscale color scheme. The entries are: 'Town Boundary' (dashed line), 'Hillside' (diagonal lines), 'Dry Lake' (cross-hatch); 'Planning Area Boundary' (dash-dot line), 'Desert Conservation' (dots), 'Parks' (asterisk); 'Riverbottom' (vertical lines), 'Off-Highway Vehicle Area' (horizontal lines), 'Golf Course' (circles).

SOURCE: United States Department of Agriculture,
Cotton/Beland/Associates, Inc.



Figure OSC-1
Open Space/Conservation

SEPTEMBER 10, 1991

GOALS AND POLICIES

GOAL OSC-1: The Town will conserve and protect natural resources within the planning area.

Policy OSC-1.1: The Town will cooperate with Federal, State and County governments and local agencies concerning the maintenance and improvement of the quality and quantity of local and regional groundwater resources.

Policy OSC-1.2: New developments will be required to utilize measures designed to conserve water resources including low flow irrigation and plumbing facilities.

Policy OSC-1.3: The Town shall seek to reduce per capita water consumption by requiring the use of drought tolerant landscapes in new developments and encourage the replacement of existing water consumptive landscapes and require review of all new agricultural and mining uses related to water.

Policy OSC-1.4: The Town shall study the feasibility of using reclaimed water for irrigation in parks, golf courses, agricultural uses, recreation areas, industrial uses, as well as from residential and other urban uses.

Policy OSC-1.5: The Town shall seek to reduce soil erosion caused by wind and water. Erosion control measures shall be included as a component of a grading plan and measures to assure compliance for agricultural and mining uses.

Policy OSC-1.6: The Town shall only allow types of development and construction practices which properly control grading and other impacts on landforms within the hill areas of Apple Valley.

Policy OSC-1.7: Agricultural land uses shall be protected from incompatible land uses by means of a buffer area. New developments located adjacent to agricultural uses shall provide a buffer area as specified in the Town Development Code and General Plan Policy LU-6.3.

GOAL OSC-2: The Town will make every effort to preserve significant mature native trees, native vegetation, landforms and wildlife habitat within the planning area.

Policy OSC-2.1: The Town will only allow types and patterns of development which will minimize destruction of, or damage to, significant biotic resources, such as wildlife corridors along the Mojave River and within BLM designated conservation areas.

Policy OSC-2.2: The Town will encourage the planting of native species of trees and other drought-tolerant vegetation to enhance the environment.

Policy OSC-2.3: Require, whenever possible, the preservation and relocation of Joshua Trees.

GOAL OSC-3: The Town will promote and encourage energy efficiency and the use of renewable energy resources.

Policy OSC-3.1: The Town will encourage the use of alternate energy sources, including passive solar, in industrial, commercial and residential developments.

Policy OSC-3.2: New developments will be required to utilize design techniques which conserve energy.

GOAL OSC-4: The Town will encourage and support the preservation of historic and cultural resources.

Policy OSC-4.1: The Town will require that archaeological resources in the planning area are preserved or salvaged if threatened by new development.

Policy OSC-4.2: The Town will require that prehistoric and historic archaeological resources and historic structures will be inventoried in identified areas and evaluated according to CEQA regulations and appropriate California Office of Historic Preservation guidelines prior to the adoption of mitigation measures and the acceptance of conditions of approval and permit approvals.

GOAL OSC-5: The Town will continue to emphasize the maintenance of, and access to, open space and recreational resources in the planning area.

Policy OSC-5.1: The Town will seek to establish a balance of natural open space and improved recreational open space.

Policy OSC-5.2: The Town shall implement, and shall encourage other jurisdictions to implement measures to preserve and protect significant natural environments, particularly those in the Mojave River Valley and desert knolls and mountains.

GOAL OSC-6: Recreational facilities shall be provided to meet the needs of all segments of the community for recreational activities, relaxation, and social interaction.

Policy OSC-6.1: The Town will require the development of open space and recreation areas within new residential developments as requested by the Apple Valley Recreation and Parks District or the Town of Apple Valley.

Policy OSC-6.2: The Town will define additional cultural facilities (libraries, community center, theatre or band shells, etc.), to meet the needs of the community.

GOAL OSC-7: The Town shall preserve the integrity, function, productivity, and long term viability of environmentally sensitive habitats and significant geological features throughout the planning area.

Policy OSC-7.1: The Town shall protect and preserve significant habitats and geological features, such as hilly areas and rock outcroppings.

GOAL OSC-8: The Town shall provide for pedestrian, jogging, equestrian and bicycle trails as linkages between open space and recreational facilities within the planning area.

Policy OSC-8.1: The Town shall, as appropriate and in conjunction with fee owners, designate washes, channels, utility corridors, and transportation rights-of-way as major elements of the open space/recreation network. This network

shall provide a link with other open spaces and recreation areas within the Town and with adjacent jurisdictions' recreation plans.

Policy OSC-8.2: Equestrian uses and facilities are encouraged adjacent to the lifeline trail system as a means to provide the maintenance and viability of these trails.

GOAL OSC-9: The Town will minimize the generation of air pollutants from projected growth and support regional efforts to control air pollution in order to minimize public health hazards.

Policy OSC-9.1: Interface with the San Bernardino County Air Pollution Control District and other appropriate agencies to implement and enforce regional air quality management plans.

Policy OSC-9.2: Enforce Town ordinance provisions relating to industrial emission levels.

Policy OSC-9.3: Require major new developments, as defined by State requirements and implementing ordinances to institute a Transportation Systems Management Plan (TSM).

Policy OSC-9.4: Review all projects to determine the magnitude of potential air quality impacts and to ascertain whether or not further environmental analysis is appropriate.

Policy OSC-9.5: Continue to work with the State Air Resources Board and the Air Pollution Control District to ensure implementation of the provisions of the Lewis Clean Air Act.

GOAL OSC-10: The Town will promote land use decisions which ensure, to the greatest extent possible, compatibility between mineral resource extraction and adjacent land uses.

Policy OSC-10.1: The Town requires that adverse effects from aggregate resource and limestone extraction are prevented or minimized to the greatest extent possible.

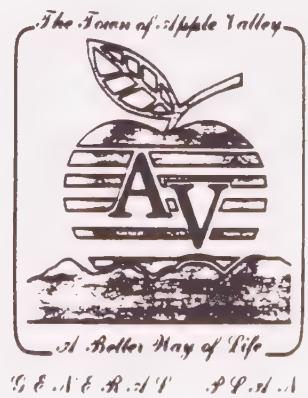
Policy OSC-10.2: All mined lands must be reclaimed to a usable condition which is readily adaptable for alternative uses

within two years of the cessation of mining activity within a given resource area.

Policy OSC-10.3: While the need for production of minerals is recognized, consideration must be given to values relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment.

Policy OSC-10.4: Aggregate, limestone and other mineral resource extraction is allowed only in cases where all residual hazards to public health and safety are eliminated.

Safety Element



G.E.A.R.A. - S.P.A.

INTRODUCTION TO THE SAFETY ELEMENT

The Safety Element is concerned with the identification of and minimization of naturally occurring and man-made hazards within the Town. Presented within this element is an overview of existing environmental hazards found within the planning area. This includes naturally occurring hazards, such as seismic events and flooding, as well as man-made hazards such as toxic waste generation. As with other elements within the General Plan, a more complete discussion of environmental hazards and the agencies and plans responsible for dealing with these hazards is found in the Master Environmental Assessment.

Following the overview of existing conditions is a discussion of specific issues regarding hazards in the planning area. Goals, policies and implementation measures which address these issues are then presented.

ISSUES IDENTIFICATION

Natural and man-made hazards affect Apple Valley and its Sphere of Influence as well as the surrounding environs. Some of these potential hazards, such as a major earthquake on the San Andreas fault, could have a profound impact on the community for years to come. Others, such as a fifty year flood of the Mojave River could have a lesser and more temporary impact. A map of the hazard areas is presented as Figure S-1.

ISSUES

Seismic Safety: The Town is located in a seismically active portion of Southern California. The Helendale, San Jacinto, and San Andreas Faults are located near the Town and are considered active faults that may generate potentially damaging earthquakes.

Flood: The Federal Emergency Management Agency (FEMA) has delineated areas that may be subject to flooding in the event of a 100-year and 500-year storm. Most of these areas described by FEMA correspond to the floodplains of the Mojave River or Apple Valley Dry Lake.

Geologic: The local topography contains slopes, bluffs and hillsides that constrain development. In the event that development were to occur on these slopes, damage could result.

Hazardous Waste Transportation: The Town of Apple Valley is located near or adjacent to two major transportation corridors that link Southern California with the eastern United States. These transportation facilities are the Atchison, Topeka & Santa Fe Railroad and Interstate Highway 15. Both of these facilities carry hazardous wastes and materials that could affect local residents if a spill or accident occurred.

Wildland Fires - Wildland fires present a significant threat in Apple Valley, particularly in the summer months when temperatures are high and precipitation is especially rare. Areas in the Town that are particularly susceptible to these



Town Boundary	9-15 Percent Slope	Flood Zone B - 500 Year Flood Area
Planning Area Boundary	Slope Greater Than 15 Percent	Alquist-Priolo Special Study Zones
0-9 Percent Slope	Flood Zone A - 100 Year Flood Area	

SOURCE: United States Department of Agriculture, State of California
 Division of Mines and Geology, Federal Emergency Management Agency, Flood Insurance Rate Map, June 23, 1981



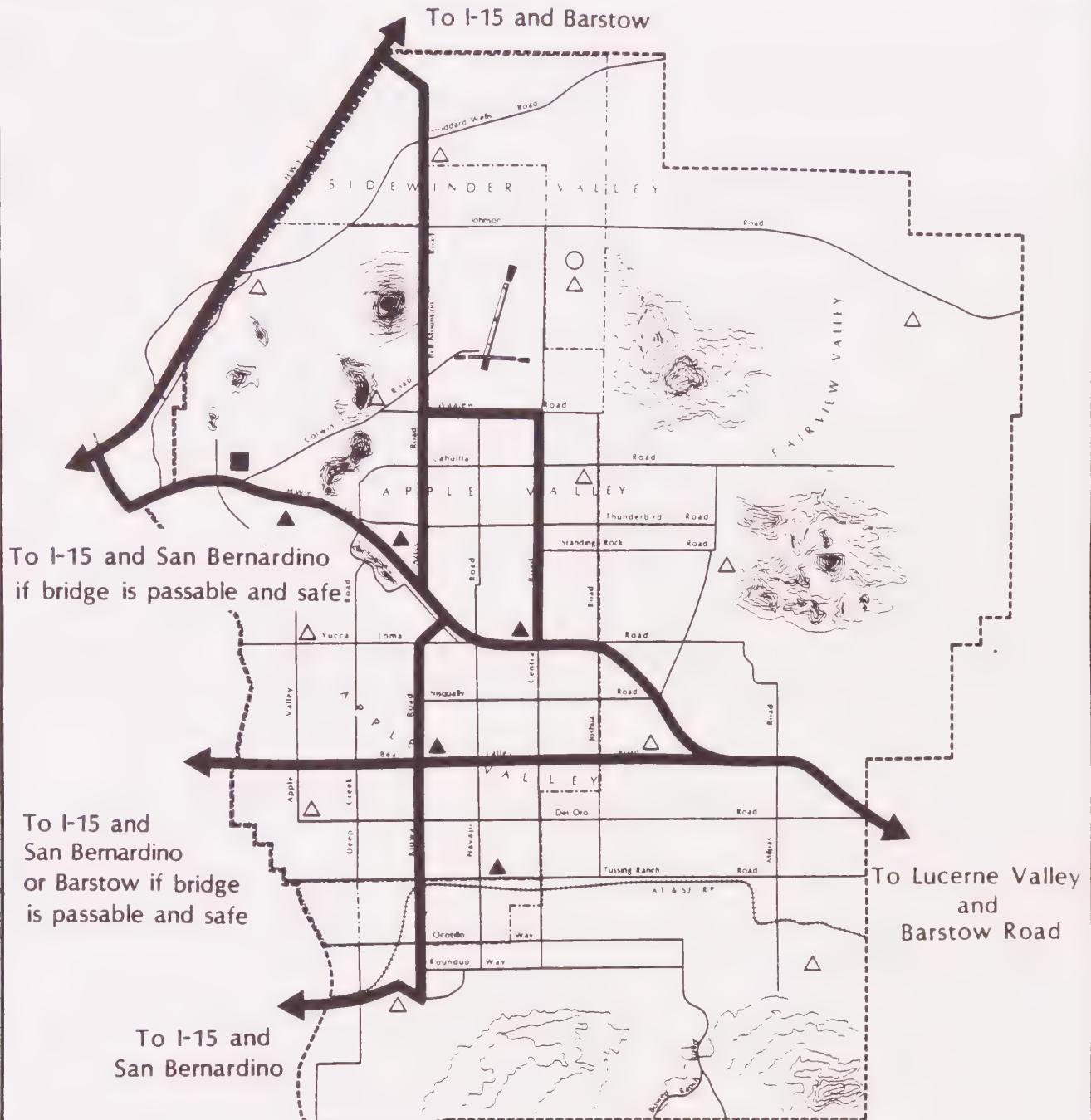
Figure S-1
 Hazard Areas

SEPTEMBER 10, 1991

fires include the Mojave River bottom and the southern foothill areas south of Tussing Ranch Road. The abundance of brush and relatively poor access to these areas are contributing factors to the potential for fire hazards. The wildland/urban interface where houses are scattered in the vegetation also contributes to the situation.

EMERGENCY PREPAREDNESS PLAN

The Emergency Preparedness Plan sets forth actions and programs to be implemented by the Town in order to avert, when possible, and respond to, when necessary, hazardous situations. The Emergency Preparedness Plan is a separate document which responds, in part, to the issues, goals and policies set forth in this Element. Emergency service locations and evacuation routes are presented on Figure S-2.



SOURCE: Apple Valley Police Department, Apple Valley Fire Protection District, and CBA



Figure S-2
Emergency Services Locations
and Evacuation Routes

SEPTEMBER 10, 1991

GOALS AND POLICIES

GOAL S-1: The Town will encourage development only in those areas without significant potential for risk to life and property.

Policy S-1.1: The Town will restrict development in those areas where the slope exceeds 15 percent and in those areas subject to flooding. Special geologic analysis will be required in hillside areas.

Policy S-1.2: Development within Alquist-Priolo Special Studies Zones shall be subject to the restrictions and requirements of the Special Studies Zones Act.

Policy S-1.3: Fire management plans shall be required for all new development in areas subject to wildfires, as determined by the Apple Valley Fire Protection District.

GOAL S-2: The health and wellbeing of the community and the physical safety of its structures shall be safeguarded.

Policy S-2.1: The Town will adopt a program to implement State requirements for the identification and reinforcement of unreinforced masonry buildings.

Policy S-2.2: The Town shall annually update its emergency preparedness plan to ensure that emergency shelters and emergency evacuation routes are responsive to changing community needs.

GOAL S-3: The Town will make an effort to minimize potential hazards to public health, safety, and welfare.

Policy S-3.1: Cooperate with and support in every way possible current Federal, State, and County agencies responsible for the enforcement of health, safety, and environmental laws.

Policy S-3.2: Development proposals shall be reviewed to determine the impacts of such development on emergency services.

Policy S-3.3: The Town shall ensure that the appropriate safety and construction standards are maintained in all new development.

Policy S-3.4: The Town shall encourage neighborhood watch programs to promote safety and discourage crime.

GOAL S-4: The Town will cooperate with adjacent jurisdictions, coordinate with emergency services providers, and make every effort to ensure that all residents, workers and visitors are protected from exposure to hazardous materials and wastes.

Policy S-4.1: The Town will cooperate with the enforcement of disclosure laws requiring all users, producers, and transporters of hazardous materials and wastes to clearly identify such materials at the site and to notify the appropriate County, State and/or Federal agencies in the event of a violation.

Policy S-4.2: Identify the location of roadways where hazardous materials may be transported and restrict the transport of such materials to those routes.

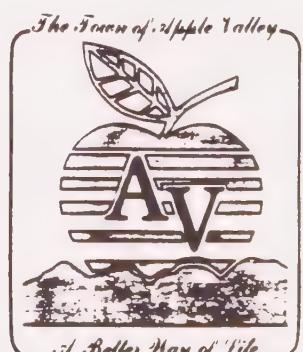
Policy S-4.3: Coordinate with railroads and trucking companies to ensure that transport of hazardous materials does not present a threat to life or property in Apple Valley.

Policy S-4.4: Land uses involved in the production, storage, transportation, handling, or disposal of hazardous materials will be located a safe distance from land uses that may be adversely impacted by such activities.

Policy S-4.5: Coordinate with the Apple Valley Fire Protection District and the San Bernardino County Environmental Health Department to assure improved response to and capability of handling hazardous materials incidents.



Noise Element



G.E.A.E.R.A.T.P.P.A.

INTRODUCTION TO THE NOISE ELEMENT

The Noise Element of a General Plan is a comprehensive program for including noise control in the planning process. It is a tool for local planners to use in achieving and maintaining compatible land use with environmental noise levels. The Noise Element identifies noise sensitive land uses and noise sources, and defines areas of noise impact for the purpose of developing programs to ensure that Apple Valley residents will be protected from excessive noise intrusion.

The Noise Element follows the revised State guidelines in the State Government Code Section 653021(g) and Section 460.50.1 of the Health and Safety Code. The element quantifies the community noise environment in terms of noise exposure contours for both near and long-term levels of growth and traffic activity. The information will become a guideline for the development of land use policies to achieve compatible land uses and provide baseline levels and noise source identification for local noise ordinance enforcement. The Element is divided into four sections. Included under separate cover is the Master Environmental Assessment that contains background information and a glossary that defines a number of key terms used in noise assessments. A Model Noise Ordinance for adoption by the Town is also presented in the MEA. The Noise Element is organized as follows:

- Issue Identification presents the noise issues in the Town that are to be addressed within the Noise Element.
- Findings section summarizes the noise environment and the implementation programs to minimize noise and land use conflicts.
- Goals and Policies defines the goals of the Noise Element and summarizes the policies to be implemented by the Town to achieve these goals.

ISSUES IDENTIFICATION

The following issues concern the acoustical environment including those issues that can be directly controlled by the Town and those that cannot.

ISSUES

Airport expansion: Expansion of the airport will create additional noise in an expanded contour pattern. Land Uses for the airport area will require planning in the context of the expanded airport.

Interstate 15: The freeway is a major source of noise in the surrounding area. Due to the fact that this area is relatively undeveloped, noise is not currently a problem. Future development will need to be planned with freeway noise mitigation standards.

Major Streets: The remaining sources of noise in Apple Valley are the major streets. Due to the lack of other constraints in Apple Valley, many of the major streets are very wide or will ultimately be very wide. This configuration permits improved traffic circulation but at the expense of residential properties nearby. Because of the wide, high-volume configuration of the major streets, development standards will need to be provided to mitigate these roadways.

Railroads: Two railroads traverse the project area in an east/west direction, one in the south and one to the north. While residential areas and street crossings are not currently heavily impacted by railroad operations, future development may cause conflicts.

Mining Activity: Dynamiting and heavy equipment operation associated with quarries in the northwestern portion of the planning area occasionally result in complaints from area residents.

NOISE MITIGATION PLAN

MEASUREMENT OF NOISE LEVELS

The Noise Mitigation Plan includes a definition of standards for compatible land use planning, mitigation measures for noise control, and enforcement measures to be implemented by the Town.

Noise is caused by vibrations in the air pressure around its steady-state atmospheric level. Such vibrations in the case of noise (unwanted sound), are characterized by rapidly changing frequencies and sound pressures. Human hearing is most sensitive to sounds between 500 and 10,000 cycles per second; however, the average hearing will pick up frequencies from about 20 cycles per second to 20,000 cycles per second or hertz (Hz), and sound pressures from about 0.0002 microbars to 2,000 microbars, a ratio of ten million to one.

Noise levels may be described using a number of methods designed to evaluate the "loudness" of a particular noise. The most commonly used units for measuring the level of sound are the decibel (dB), Equivalent Noise Level (Leq), and the Community Noise Equivalent Level (CNEL). The predominant sound level criteria in use in California at the present time utilizes the Equivalent Noise Level (Leq) and the Community Noise Equivalent Level (CNEL).

The decibel scale is designed so that an increase of the units on the scale represents a tenfold (logarithmic) increase in sound energy and approximately a doubling of prescribed loudness. The decibel scale is standardized to a reference pressure so that the threshold of human hearing is approximately 0 dB and the threshold of potential eardrum rupture is 140 dB.

The Equivalent Noise Level (Leq) is the average of the sound level energy for a one-hour period and employs an A-

weighted decibel correction which corresponds to the optimal frequency response of the human ear.

Noisiness, as opposed to loudness, is subjective and is a reflection of annoyance and is not measured well using a dBA scale alone. For two sounds with the same loudness, the one with more energy in the high audible frequency range would be considered more annoying by the human ear. Regular warbling sounds, pure tones, and human speech are more annoying than random background noise emitting the same energy, but are also not emphasized by "A" weighted measurements. Only tests of actual human reactions to noise in any specific environment could best monitor annoyance. Without performing such tests, scales measuring noise over a length of time have been developed to correspond to the human reaction to noise.

In order to better relate noise levels to human response, energy-averaged noise levels are weighted to account for increased sensitivity in evening at nighttime hours. The Community Noise Equivalent Level (CNEL) accounts for this sensitivity by adding 5 decibels to sound levels in the evening between 7:00 p.m. and 10:00 p.m. and adding 10 decibels to sound levels in the night between 10:00 p.m. and 7:00 a.m. This weighting relates noise measurements to observed community reaction and is one of two sound level measurements accepted by the State for use in the General Plan.

The other accepted method is a day-night average level, or $L_{(dn)}$ which, like CNEL, is a 24-hour A-weighted energy equivalent level. The $L_{(dn)}$, however, only weights the sound levels between 10:00 p.m. and 7:00 a.m. with a 10 decibel addition, but does not weight sound levels between 7:00 p.m. and 10:00 p.m. as in the case of the CNEL. For most environmental noise situations, $CNEL = L_{(dn)} + 0.5 \text{ dB}$.

HUMAN SENSITIVITY TO NOISE

Noise measurements are meaningless without an understanding of the relationship to human sensitivity. The human response to noise is varied and extremely complex. Noise effects have been divided and described in terms of physiological effects, behavioral effects, and subjective effects.

Physiological effects include both temporary effects such as startle reactions and temporary hearing threshold shifts, along with enduring effects such as those from prolonged sleep loss or permanent hearing damage. Behavioral effects involve interference with ongoing activities such as speech, learning, listening, or distraction from the performance of various tasks. Subjective effects are a combined result of behavioral and physiological effects and are described in such terms as "annoyance", "nuisance", "disturbance", or "dissatisfaction."

The Environmental Protection Agency (EPA), after reviewing numerous studies, has reported that permanent noise-induced hearing threshold losses of greater than 5 dBA can occur when the L(eq) during an 8-hour period each day exceeds 75 dBA or when the 24-hour L(eq) exceeds 70 dBA. The EPA also reported the maximum level to protect the vast majority of the population from interference with speech or other activity outdoors at an L(dn) of 55 dBA and indoors at an L(dn) of 45 dBA. Since evening and nighttime noises are relatively much lower than daytime noises for these groups, L(dn) and CNEL measurements correspond closely to the 24-hour L(eq).

STANDARDS FOR LAND USE COMPATIBILITY

Activity, or land use, also is a factor in sensitivity to noise. Hospitals are particularly sensitive as noise could prevent sleep, and therefore for many patients, noise could prevent a quick recovery. As sleep is a primary activity in residences, taking up approximately one-third of the day, these land uses are also sensitive to noise. Noise can distract from reading, studying, and listening, making schools and libraries vulnerable to noise intrusion. Noise is tolerated to a much greater extent in commercial and industrial areas, where it does not interfere with human activities as much. Table N-1 presents guidelines for land-use compatibility with noise levels as established by the State Office of Noise Control.

The standards for noise and land use vary considerably, depending on their type and nature. Figure 1 categorizes noise levels according to whether a particular noise level is acceptable. Noise exposure is "normally acceptable" if the level of exposure does not require any special noise insulation or special construction techniques to reduce interior noise

Land Use Category	Community Noise Exposure Ldn or CNEL, dB						
	55	60	65	70	75	80	85
Residential- Low Density Single Family, Duplex, Mobile Homes			■	■	■	■	■
Residential- Multiple Family		■	■	■	■	■	■
Transient Lodging- Motels, Hotels			■	■	■	■	■
Schools, Libraries, Churches, Hospitals, Nursing Homes	■	■	■	■	■	■	■
Auditoriums, Concert Halls, Amphitheaters	■	■	■	■	■	■	■
Sports Arenas, Outdoor Spectator Sports	■	■	■	■	■	■	■
Playgrounds, Neighborhood Parks	■	■	■	■	■	■	■
Golf Courses, Riding Stables, Water Recreation, Cemeteries	■	■	■	■	■	■	■
Office Buildings, Business, Commercial and Professional	■	■	■	■	■	■	■
Industrial, Manufacturing, Utilities, Agriculture	■	■	■	■	■	■	■

 Normally Acceptable

Specified land use is satisfactory, based on the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

 Conditionally Acceptable

New construction or development should be undertaken only after detailed analysis of noise reduction requirements is made and needed noise insulation features are included in design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, is normally sufficient.

 Normally Unacceptable

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

 Clearly Unacceptable

New construction or development should generally not be undertaken.

Source: Cotton/Beland/Associates. Modified from U.S. Department of Housing and Urban Development Guidelines and State of California Standards.



cba

Table N-1
Noise and Land Use
Compatibility Guidelines

SEPTEMBER 10, 1991

levels. The maximum noise level considered to be normally acceptable for single-family residential development is 60 dBA and for multiple-family development, 65 dBA.

The State also provides additional standards through the implementation of the State Noise Insulation Standards. These standards apply to new multiple-family residential development located in areas exposed to ambient noise levels that exceed 60 dB (CNEL or Ldn.) New multiple-family development in these areas must reduce exterior to interior noise levels through insulation, construction, or design.

LAND USE POLICY AND THE NOISE ENVIRONMENT

The implementation of the land use policy outlined in the Land Use Element and detailed on the Land Use Policy Map will have an impact on the future noise environment in several ways. First, future development identified in the Land Use Element will result in increased traffic on the local system of roadways which will result in an incremental increase in noise. Secondly, certain types of land uses will generate noise related to the particular activity. For example, factories will generate a variety of noises from machinery and other activities related to the industrial process.

The Land Use Element discourages residential development in those portions of the planning area subject to noise levels in excess of 65 dB. Non-residential development is planned for a significant proportion of the area within the 65 dB or greater exposure zones. Noise exposure is graphically represented in Figure N-1, and projected noise levels in excess of 65 dB are indicated in Table N-2. Table N-2 identifies only those streets where potential noise levels impact current or possible future residential development.

Table N-3 describes the levels of exposure for the residential land uses governed under the General Plan. The analysis summarized in this table assumes that development will proceed according to the location, extent, and densities of residential land uses described in the Land Use Element. Table N-3 also identifies the total number of units and the population that would be exposed to a noise level in excess of 65 dB.

Current Town Boundary
Proposed Annexation

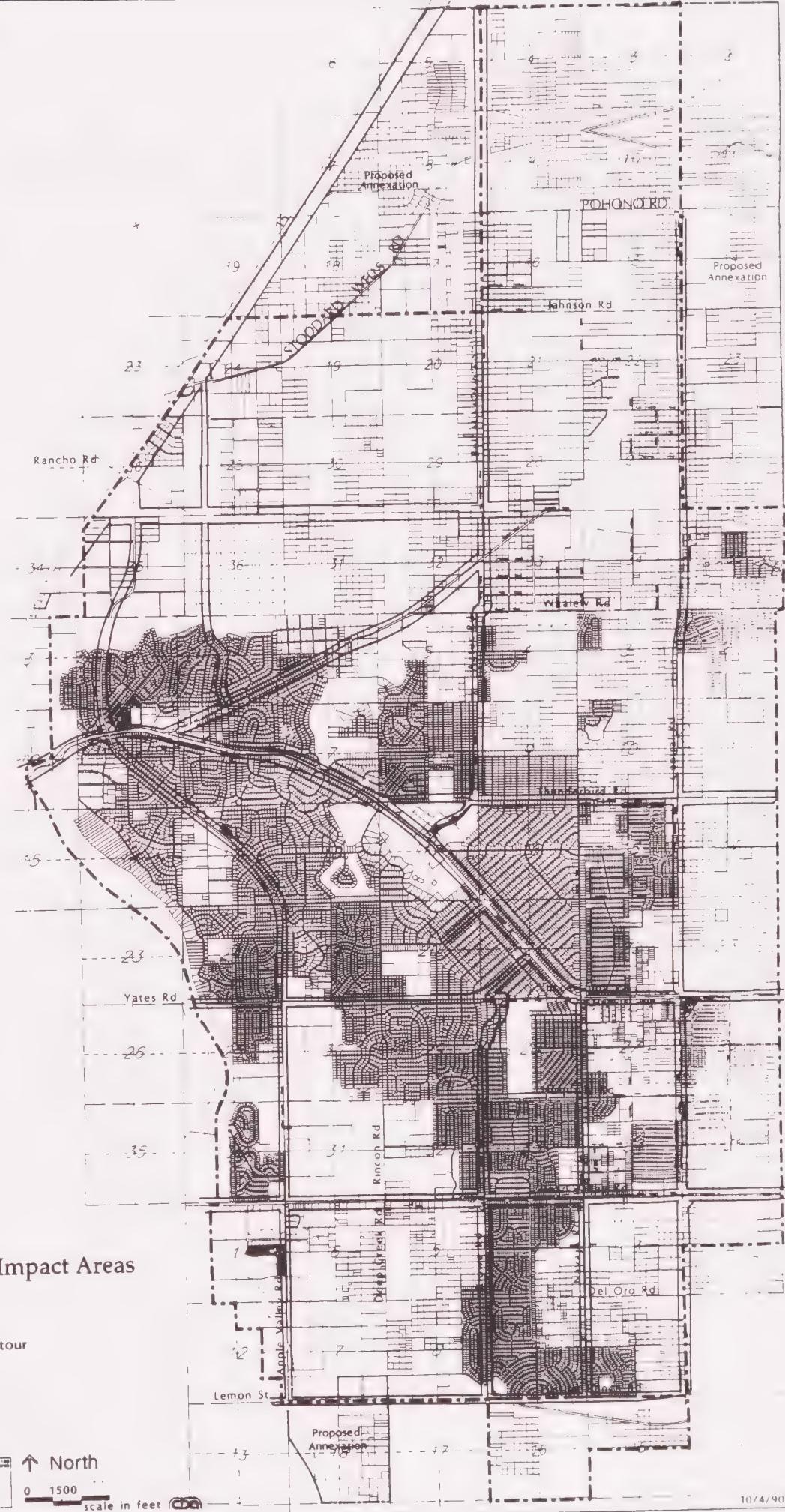


Figure N-1
Traffic Noise Impact Areas

September 10, 1991

65 CNEL Contour



North

0 1500 scale in feet

TABLE N-2
PROJECTED NOISE LEVELS FROM HIGHWAY TRAFFIC

Street	Project Maximum (1) ADT (x1000)	Noise Level (Ldn) Distance from Median (in feet)	
		70 CNEL (2)	65 CNEL
I-15	146	373	804
Highway 18	69	93	201
Bear Valley Road	60	84	182
Tussing Ranch Rd. (w. of Joshua)	40	64	136
Yucca Loma Rd.	39	63	135
Kiowa Road	39	63	135
Tao Road	14	32	69
Central Road	33	57	123
Apple Valley Road	52	76	164
Thunderbird Rd.	19	39	85
Flathead Rd.	10	20	44
Bell Mountain Rd.	10	20	44
Falchion Rd.	40	64	136
Aztec Road	30	53	116
Corwin Road	38	63	135

(1) ADT = Average Daily Traffic

(2) CNEL = Community Noise Equivalent

TABLE N-3
RESIDENTIAL EXPOSURE TO NOISE

Land Use Designation	65 d+ dB
Area in Acres	
Very Low Density	12
Low Density	67
Estate Residential	16
Single-Family	82
Medium Density	14
Total	191
Estimated Dwelling Units (assuming maximum build-out)	
Very Low Density	10
Low Density	60
Estate Residential	35
Single-Family	160
Medium Density	75
Total	340
Estimated Population (assuming 2.74 persons per unit)	
Very Low Density	30
Low Density	165
Estate Residential	95
Single-Family	440
Medium Density	205
Total	935

GOALS AND POLICIES

GOAL N-1: The Town will incorporate noise considerations into its various decisions in order to mitigate existing adverse noise conditions and establish noise-compatible land use for future developments.

Policy N-1.1: The Town will establish acceptable limits of noise for various land uses throughout the Town as well as measures to reduce interior noise levels.

Policy N-1.2: New residential development in those areas identified as being within areas designated as having a CNEL of 60 dB or greater will be required to have a noise study performed to determine what level of sound insulation, if any, is required to meet the acceptable interior noise levels established by the Town.

Policy N-1.3: The Town will include noise mitigation measures in the design of new roadway projects.

Policy N-1.4: Coordination among Town and County agencies involved in noise abatement will be established and maintained.

Policy N-1.5: The Town will develop and adopt a comprehensive noise ordinance which will prohibit unwanted and unnecessary sounds of all types within Apple Valley. The Noise Ordinance will establish a noise enforcement and regulation program, along with setting standards for all types of noise.

Policy N-1.6: Noise mitigation measures will be included in the design and approval of any development on property located adjacent to railroads.

Public Facilities Element



G.E.A.B.R.A.V. P.P.A.A.

INTRODUCTION TO THE PUBLIC FACILITIES ELEMENT

The Public Facilities Element contains the Town's goals, policies and programs for storm drain, sewer and water systems, solid waste management, and utility systems. The element presents a plan for the provision of public facilities necessary for the long term growth planned in the land use element. Public services are provided by the Town of Apple Valley; either directly, by contractual agreement, or by other local public agencies, special purpose districts or private operators. The Public Facilities Element will serve as a guide for public improvements and provide the policy basis for the future adoption of improvement standards and requirements.

The purpose of a plan for public facilities is to ensure that Apple Valley residents will have a safe and clean community. The goals, policies and programs are intended to protect and promote the public health and safety of all Apple Valley residents. The plan defines a set of long-range needs and programs which should be considered in Town budget decision making. A strong financial base is the key requirement for the continued provision and expansion of public service infrastructure in Apple Valley.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

State law requires that every General Plan contain an element which must at a minimum contain, the "general location and extent of ... public utilities and facilities, all correlated with the land use element" (Section 65302(b)). Public facilities is developed as a separate General Plan Element which compliments the circulation and Land Use Elements. General Plan Guidelines identify certain features which may be important to the community. In Apple Valley these include water supply, wastewater treatment, solid waste management, flood control, communications and utility transmission facilities.

INFRASTRUCTURE IMPLICATIONS OF THE LAND USE POLICY

Public facilities and land use are closely related elements of the General Plan. Identified public facilities have been evaluated based on the growth projected in the Land Use Element. The public facilities element should anticipate the infrastructure needs of the land use element; both the actual facilities as well as any changes in existing service provision arrangements.

Based on the Preferred Land Use Plan, the maximum population which could be anticipated by the year 2010 in Apple Valley is 100,000 persons. This figure is based on an average of 2.76 persons per household and the land use density factors as shown in Table PF-1.

TABLE PF-1
LAND USE DENSITY FACTORS

Land Use	Density Factor
Residential - Very Low	1 du/25 gross acres
Residential - Low	1 du/5.0 gross acres
Residential - Estate	1 du/2.5 net acres
Residential - Single-Family	1.5 du/net acre
Residential - Medium	5 du/net acre
Office Professional	1.0 FAR
Commercial - All Categories	0.5 FAR
Industrial	0.5 FAR
Public Facility	1.0 FAR
Open Space	N.A.
Office Professional	1.0 FAR

Source: Cotton/Beland/Associates, Inc, 9/10/90

EXISTING PLANS, PROGRAMS AND SERVICES

Public facilities and services provision in Apple Valley is generally dependent upon the successful communication of the Town's needs and desires to other service purveyors. The Town's participation and cooperation in agencies and districts which provide and govern regional public services is essential to promote Apple Valley's needs and concerns. As the Town grows, periodic review of service agreements and whether or not Apple Valley should take on the role of service provider should be given. The following text describes the ongoing public facilities infrastructure planning, programs and policies which affect the provision and maintenance of public facilities and services in Apple Valley.

Water

Water Purveyors: The Town of Apple Valley is currently served by thirteen water purveyors: Apple Valley Ranchos Water Company, Southern California Water Company, Jess Ranch, Navajo Mutual Water Company, Apple Valley Water District, Rancheritos Mutual Water Company, Thunderbird County Water District, Apple Valley Foothill County Water District, Mariana Ranchos County Water District, Apple Valley Heights County Water District, Spring Valley Community Service Area 64, Apple Valley Terrace Mutual, and Juniper Riviera County Water District.

The Mojave Water Agency: The Mojave Water Agency (MWA) was established to contract with the State Department of Water Resources to purchase water from the State Water Project (SWP). The MWA also has the authority to protect, conserve and reclaim water. The MWA administrates several programs concerning the management of the Mojave River groundwater basin, including monitoring groundwater levels and quality, computer modeling of the groundwater levels, developing and implementing public information programs, and formulating a groundwater management plan. The MWA is not receiving any of its entitlement of SWP water at this time, nor have any facilities been constructed to divert, treat or distribute the entitlement water.

The Lahontan Regional Water Quality Control Board: The Lahontan Regional Water Quality Control Board is the agency empowered to protect water quality in the region. The

Board formulates water quality plans and enforces requirements on all domestic and industrial waste discharges.

Wastewater

Apple Valley Water District: The Town of Apple Valley owns, operates and maintains the local wastewater collection system as the Apple Valley Water District. This local collection system presently serves all commercial facilities and portions of the residential areas along SR-18 and in the vicinity of Bear Valley and Apple Valley Roads, conveying waste water to regional intercept lines operated by the Victor Valley Wastewater Reclamation Authority.

Victor Valley Wastewater Reclamation Authority: Wastewater treatment for the Town of Apple Valley is provided by the Victor Valley Wastewater Reclamation Authority (VVWRA), a joint powers authority comprised of five member agencies, including the Cities of Adelanto and Victorville, the Apple Valley and Hesperia Water Districts, the CSA 64 and 42, and George Air Force Base. The VVWRA owns and operates the major facilities including a sewer receptor system, treatment plant and effluent disposal facilities. The Authority adopted a Wastewater Master Plan in 1988 which recommends a plan for increased interceptor lines throughout its service region and a sub-regional wastewater treatment plant located in Apple Valley.

Solid Waste

Solid Waste Collection and Storage: The Town of Apple Valley currently contracts with AVCO Waste Management Company for waste management services. All commercial and industrial facilities in Apple Valley are required to use AVCO for solid waste services; however, residents are not required to use a commercial service. A majority of the existing residences have trash pick up.

Apple Valley Existing Waste Reduction Programs: Apple Valley staff has developed waste reduction programs for the Town. Recent efforts include a Town Clean-up Day for household hazardous waste and plans for an ongoing recycling program to be implemented at the elementary schools.

Draft San Bernardino County Solid Waste Management Plan: The San Bernardino County Solid Waste Management Plan

(Integrated Waste Management Program) is a draft plan to provide a "cost-effective solid waste management system that integrates source reduction, storage collection, transport and transfer, recycling, and transformation or disposal in the County". The draft plan is intended to meet State and Federal requirements for solid waste planning and set forth goals, policies, objectives and measures to meet these requirements. As part of this countywide plan the County of San Bernardino operates the regional landfills at Apple Valley and Victorville.

Federal and State Mandated Programs and Goals: Recent state legislation (AB 939 and AB 1820) established various requirements for waste management programs and studies which Apple Valley is required to implement or participate in future years. These include waste characterization studies which must be completed prior to December 31, 1991 (per AB 1820), participation in the County's Solid Waste Task Force, and programs to meet adopted recycling and source reduction goals.

Hazardous Materials Generation and Use: A State of California mandated Business Contingency Plan must be filed with the County of San Bernardino Environmental Health Department if hazardous materials are stored, used or generated at a particular location. No separate collection for hazardous materials currently exists with AVCO as they are not licensed to handle hazardous materials. Existing hazardous materials collection is done on a business by business basis with private licensed haulers. Licensed hazardous materials hauling services are identified in the CoSWMP. The feasibility of locating a hazardous waste transfer station in Apple Valley is currently under study by the Town.

Flood Control

Storm Flow Assessment, Planning and Control: Apple Valley currently contracts with the San Bernardino County Department of Transportation and Flood Control for review of development permits for drainage. Current standards require developers to maintain much of the flows on site. The absence of a master storm drain system for either regional or local flows requires the flows be carried in the roads.

The Transportation/Flood Control District is anticipating the preparation of a Master Plan of Drainage for the Apple Valley area. The plan will define a system of flow paths and flood control facilities necessary to provide flood protection for the area. The County's policy is to construct and maintain only regional facilities. Subregional facilities are usually left to each local jurisdiction and property owners to construct and maintain. The County has adopted an ordinance which allows the Department to collect development fees for the construction of regional flood control facilities.

Electricity

Southern California Edison Company: Electricity in the Town of Apple Valley is provided by the Southern California Edison Company (SCE). Four main transmission corridors, 115 kV lines, cross through the Town providing electricity. SCE administers several energy conservation programs for their customers. Financial incentives are offered to encourage residents and the building industry to practice energy conservation and use high-efficiency heating and cooling equipment. A variety of conservation services are also available to aid low-income, senior citizens, permanently handicapped, and non-English speaking customers in reducing their energy consumption.

Natural Gas

Southwest Gas Company: The Southwest Gas Company provides the natural gas for the Town of Apple Valley.

Cable Television

High Desert Cable Company: The High Desert Cable Company provides service to portions of Apple Valley.

Acorn Cable Company: The Acorn Cable Company provides service to the Jess Ranch Community exclusively.

Communications

CONTEL: All local telephone services in the Town of Apple Valley are provided by the Continental Telephone Company. Several long distance service providers are available for residents.

ISSUES IDENTIFICATION

Groundwater Supply: All of the water currently used in Apple Valley, as well as the surrounding region, is drawn from the Upper Mojave River Basin. This underground basin is currently, and has been for a number of years, overdrafted (i.e., more water is being extracted from the ground than is being percolated back). This conclusion is based on an historical comparison of natural recharge from precipitation and the Mojave River flow with pumping records of water purveyors. The current groundwater overdraft rate is estimated at 200,000 acre-feet per year in the Mojave Basin (Source: Miller, 1988). Falling groundwater levels could be expected to result in litigation, which would lead to adjudication (determination of all rights, including groundwater, with state-imposed limits on all use) by the State Board of Water Resources. The current overdraft condition will be further exacerbated by the increased water demands of future growth in Apple Valley and the Mojave region.

State Water Project Entitlement: The Mojave Water Agency (MWA) entitlement to State Water Project water is 50,800 acre feet per year. Currently, the MWA is not receiving any of its State Water Project (SWP) entitlement, and no facilities have been constructed to divert, treat or distribute the water. These facilities would be very costly. Considering the groundwater overdraft rate, it is imperative that Apple Valley, through the MWA, obtain and use the SWP entitlement water to supplement the existing groundwater supply. The SWP water will become increasingly necessary as growth occurs, yet additional water entitlements from the SWP may not be obtainable since current entitlements exceed the capacity of the SWP distribution system.

Water Quality: A substantial, though undefined, portion of groundwater recharge in the Apple Valley area is from septic tank effluent. Nitrates resulting from septic tank effluent could cause violation of State non-degradation policies and, eventually, violation of nitrate or other drinking water standards. The Lahontan Regional Water Quality Control Board is the agency enforcing these standards with the threat

of intervention by the State Water Resources Board. The Lahontan Board is presently studying the effects of septic tanks effluent throughout Victorville, Hesperia and Apple Valley. The results of this study may point to the need for more stringent requirements on future development and possibly local and regional conversion from septic systems to sanitary sewer.

Wastewater Treatment: The increased demand for wastewater treatment due to the planned growth in Apple Valley may not be serviceable without the implementation of sub-regional treatment facilities located in Apple Valley. The Victor Valley Wastewater Reclamation Authority (VVWRA) is considering three alternatives to provide for future wastewater treatment needs: additional interceptor lines and expansion of the regional treatment plant; construction of subregional plants; and increasing interceptor lines along with construction of a subregional plant in Apple Valley. The latter alternative was recommended in the VVWRA Master Plan; however, this recommendation does not preclude the consideration of any other alternatives. The Master Plan is to be updated this year and it may be revised with respect to alternative expansion plans.

Wastewater Collection: Approximately 14% of the residences in the Town of Apple Valley are currently serviced with sanitary sewer facilities. This limited collection system and the low densities of surrounding land uses causes some difficulty in providing sewer connections to new development on the outskirts of the community.

Mandated Solid Waste Programs: Completion of the State mandated Waste Characterization Study prior to July 31, 1991 and the establishment of waste reduction programs to meet federally mandated waste reduction goals are two programs which Apple Valley must address. Proposed recycling and waste reduction programs will be required to achieve a twenty five percent source reduction by 1995 and a fifty percent reduction of the solid waste stream by 2000. Mandatory residential trash pick of all existing residences has been opposed by residents in the past.

Septage Waste Disposal: Solid waste generated from septic systems contributes to a solid waste disposal crisis in San Bernardino County. The problems poses a public health hazard and a threat to the environment. Desert disposal

facilities operated by the Lahontan Regional Water Quality Control Board are required to be redesigned or closed to meet California regulations. Methods and programs to reduce generation of additional septage must be identified.

Installation of dry sewers and use of on site treatment facilities in new development may be required. Expansion of sewer systems into existing developed areas presently on septic systems may be required.

Household Hazardous Waste: The disposal of household hazardous wastes present a local disposal problem which Apple Valley has begun to address through the Townwide Clean Up Day. Continued proper disposal and public education of town residents regarding the disposal of household hazardous wastes are an identified objective of San Bernardino County's CoSWMP.

Local Flood Control: Many significant drainage courses exist in Apple Valley which are not classified as regional by the County and which may pose a significant flood hazard to the residents of Apple Valley. The current practice of conveying storm flows on public road ways increases road maintenance costs. On site retention is only a partial solution to storm flow management. Individual developers should develop runoff calculations from a consistent basis of information. This is presently limited to major regional flows.

There is a need to plan and design a local storm drain system to complete the work underway by San Bernardino County. The provision of flood control systems should work with the existing and planned town layout and not physically divide the community in order to protect the public health and safety. Finally, there is a need for a financial program to implement both regional and local flood control facilities.

The dry lake bed located east of Aztec Road between Thunderbird and Waalew Roads poses a significant flood hazard to any structures within its limits. Ponding and inundation will occur in this area to varying magnitudes dependant on the intensity and duration of the given storm. A decision must be reached on the high tide elevation in order for Apple Valley to establish improvement standards and for flood insurance purposes.

Utilities and Communications: Transmission lines and communications towers may impact the visual aesthetics of Apple Valley. The high desert offers far reaching vistas which are generally undisturbed. Utilities siting should not impact the Apple Valley's view and should help to maintain the rural atmosphere of the town. Apple Valley's rural atmosphere may also be destroyed by the intrusion of light from street lights as the town grows. Clear view of the night skies and stars may be reduced by light from development and could adversely affect operations at the Science and Technology Center. The Town has endeavored to maintain a satisfactory operating environment for the Science and Technology Center. Reflected light and glare should therefore be kept to a minimum.

PUBLIC FACILITIES PLAN

WATER QUALITY AND SUPPLY

Water quality standards should meet or exceed those set forth by the Lahontan Regional Water Quality Control Board. The standards for water supply are dictated by the consumptive demand for existing and future development and also the required flows for fire protection. Currently, the Apple Valley Fire Protection District requires a minimum flow of 750 gallons per minute (gpm) for residential areas and 1000 gpm for commercial and industrial sites. In addition, contingency plans should be developed for the cooperative effort of water purveyors in water emergencies.

The demand for water created by growth should not exceed the availability of water. Plans should be developed to extend existing water services to areas designated for industrial and commercial growth north of Waalew Road, the areas of commercial growth in the vicinity of Bear Valley and Apple Valley Roads, and also all residential areas throughout the Town.

In order to maintain the basin as a lasting source of water, steps must be taken to enhance the basin through the reclamation and reuse of wastewater, the conservation of storm water for recharge, and the reduction in water demand through conservation practices (e.g., xeriscape landscaping). The Town should continue to work through the Mojave Water Agency to obtain its fair share of the State Water Project entitlement. An alternative to use of the SWP entitlement would be to retain the water in recharge basins for percolation into the groundwater basin; thus, eliminating the need for treatment of the aqueduct water. These basins would be permanent, creating opportunities for recreational uses as well.

WASTEWATER COLLECTION AND TREATMENT

The Town should continue to participate with the Victor Valley Wastewater Reclamation Authority to plan for wastewater treatment needs of future growth. The Town's programs and policies should be compatible with the goals, policies and facilities of the VVWRA.

An Apple Valley Wastewater Management Plan should be developed to identify a program to expand and maintain local collection and subregional treatment facilities. It is important that receptor lines are extended and local connections are provided as new development occurs to form a continuous and complete collection system. Development which is proposed which is not contiguous with existing waste water facilities may be required to provide dry sewers and on site treatment until such time as facilities are extended to the area.

Wastewater collection systems must be provided to serve the growth in the commercial and industrial areas planned to the north of Waalew Road. Collection systems must also be provided for all new residential development of densities exceeding two dwelling units per acre according to the standards set forth by the Lahontan Regional Water Quality Control Board. New development that occurs in the peripheral areas where sewer receptors are not present must extend the collection system to connect or provide dry sewers that can be connected at such time that the collection system is extended.

The plan should also address the feasibility of placing a subregional treatment plant in Apple Valley. Preliminary siting and financial studies must be undertaken.

SOLID WASTE MANAGEMENT, SOURCE REDUCTION AND RECYCLING PLANS

The adequate and orderly collection and disposal of solid waste for existing and new development in the town is the emphasis of Apple Valley's solid waste and recycling programs. Apple Valley should provide for the installation and maintenance of trash receptacle along public streets in

commercial areas and near schools and public facilities. Trash receptacles should be screened from view and accessible from public streets. Regular street sweeping should be provided. New construction and development must provide for commercial refuse pick up service.

The town should insure that county and statewide efforts for solid waste planning, facility maintenance and funding accommodate the projected growth of the land use element. Apple Valley should support the mandated state and county programs through timely initiation of Waste Characterization Studies and the identification of possible solid waste transfer sites within the incorporated town limits. A review of existing voluntary solid waste residential collection policies should be initiated upon completion of the Waste Characterization Study. Adoption of the proposed recycling program and its eventual expansion to meet State and Federal mandated waste reduction goals will prolong landfill life.

A review of county operated hazardous materials programs should be initiated to identify information which could be incorporated in existing town permit applications. This information would be used to develop local permit applications which provide police and fire with necessary information to respond to emergencies at businesses which store, handle or generate hazardous materials.

LOCAL FLOOD CONTROL

The Town should develop a Master Plan of Local Drainage which outlines more detailed drainage flow paths and local collection systems in Apple Valley. This plan should identify needed smaller scale drainage facilities which will be compatible and consistent with regional facilities. In addition, the plan should identify standards and policies addressing street flow, storm drains, level of protection, and hydrologic assumptions to provide a consistent set of drainage requirements and policies for new development. Upon completion a review of typical road sections should be made to determine if any changes are needed to maintain storm flows within the right of way. Finally the plan should identify design, construction and maintenance costs and responsibilities. Construction responsibility should be borne by

new development. Assessment district or other financing methods should be evaluated as design work nears completion.

Development, should be limited within the identified limits of the dry lake bed. Adequate flood proofing must be required for any habitable structures to be built in this lake bed.

UTILITIES AND COMMUNICATIONS

Placement of utility lines should be limited within the Town and existing transmission corridors should be maintained as open space. Land uses should be set back from these corridors to protect the public health and safety. Passive uses of these corridors should be explored with the utilities and the continued use of these corridors for equestrian trail purposes should be supported. Utility lines of 66 kV and below should be undergrounded to all uses except where environmental considerations make this unfeasible.

Light from street lights should be minimized to maintain Apple Valley's rural character. Use of high pressure sodium light fixture which are shielded from upward illumination should be considered and incorporated into Town development standards. Parking lot and sign lighting should not be directed skyward but should be shielded and directed downward.

Development standards for communication, radio and television transmission facilities should be developed which cluster these uses together rather than stringing them along a ridge line. Safety setbacks and fencing requirements should be established to protect horseback riders and hikers from guyed wires. Home and commercial satellite communications installations should be shielded with landscaping and painted to blend in with the surround terrain.

GOALS AND POLICIES

Goals and policies provide Apple Valley with a framework for infrastructure decision making to protect and promote the public health and safety. The public facilities element goals and policies also provide a statement of the Town's desires for quality of life for all residents and a means to assess proposed development to ensure this same quality of life.

GOAL PF-1: Ensure that existing and future land uses have a water supply system capable of adequately meeting normal and emergency demands to ensure the public health and safety of Town residents.

Policy PF-1.1: New development shall be constructed with adequate water supplies which protect the health and safety.

Policy PF-1.2: New development shall enhance local groundwater supplies through designs which promote on-site recharge and minimize impermeable ground coverage through landscaping, open space or recreation areas within a development.

Policy PF-1.3: Promote water conservation for all land uses through public education which addresses conservation practices such as xeriscape landscaping and by example through the operation of town facilities.

Policy PF-1.4: All new development or expansion of existing facilities shall bear the cost of providing adequate water service to meet the increased demand which it generates.

GOAL PF-2: Establish, extend, maintain and finance a safe and efficient wastewater collection, treatment and disposal system which maximizes treatment and water recharge, minimizes water use and prevents groundwater contamination.

Policy PF-2.1: The quality of local groundwater supplies shall be protected from contamination.

Policy PF-2.2: New development shall provide for the adequate collection, treatment and disposal of the wastewater

it generates to ensure the Town's residents a safe and healthful environment.

Policy PF-2.3: New development shall bear the cost of new services and facilities required to meet the increased demand which it generates.

Policy PF-2.4: At a minimum, on-site wastewater treatment systems shall be designed and constructed to protect ground water quality and shall be designed and constructed in conformance with the adopted standards of the Lahontan Regional Water Quality Control Board.

Policy PF-2.5: The siting of sub-regional, reclamation/treatment plant(s) in Apple Valley to relieve the dependence on the regional treatment facilities shall be promoted. Design capacity of sub-regional treatment facilities should be based upon projected land use densities as defined in the land use element.

Policy PF-2.6: Private development shall participate in improvements to the Apple Valley Water District sewage collection system and subregional treatment plant system through sewer connections fees and construction of facilities.

Policy PF-2.7: Private development shall provide internal collection facilities necessary for land uses proposed in their projects as per Town policy. The Town may elect to waive dry sewer or sewer connection requirements where on-site facilities will not endanger groundwater supplies or where environmental conditions permit.

GOAL PF-3: Establish and maintain adequate planning, maintenance and funding for solid waste collection, siting and construction of transfer and/or disposal facilities, operation of waste reduction and recycling programs, and household hazardous waste disposal programs and education to be consistent with the County Solid Waste Management Plan and State law.

Policy PF-3.1: Waste reduction and recycling shall be promoted to achieve a twenty five percent reduction in the solid waste stream by 1995 and a fifty percent reduction by 2000.

Policy PF-3.2: New industry shall provide for the proper disposal of any hazardous materials it generates.

Policy PF-3.3: Use of septic systems as a wastewater treatment method shall be limited to reduce the Desert's septic removal and storage crisis.

GOAL PF-4: Plan, design, construct, fund and maintain flood control facilities and systems adequate to support planned land uses, protect the lives and property of Apple Valley residents and promote the public safety.

Policy PF-4.1: Provide for the adequate drainage and conveyance of local and regional storm runoff to protect the lives and property of residents.

Policy PF-4.2: Provide for the continued maintenance and inspection of local drainage devices and flood control facilities to ensure the proper functioning of these facilities during storm events.

Policy PF-4.3: New development shall bear the cost of new facilities and upgrades to existing facilities to accommodate the additional storm runoff caused by the development.

Policy PF-4.4: Require that adequate storm drain and flood control facilities be in place prior to the issuance of certificates of occupancy.

Policy PF-4.5: Limit new development, if necessary, until adequate flood control facilities are available to protect the development, or until mitigation is provided.

Policy PF-4.6: Designate, preserve and acquire land for necessary flood control facilities.

Policy PF-4.7: Construction of any structure intended for human occupancy within the 100-year flood plain as mapped by the Federal Emergency Management Agency (FEMA) must be adequately floodproofed to eliminate potential risk of personal injury and property damage due to floodwaters, or the flood hazard must be removed prior to construction.

Policy PF-4.8: Drainage courses should be retained in their natural condition unless facilities have otherwise been designated.

Policy PF-4.9: At grade street crossings of significant drainage courses should be avoided.

GOAL PF-5: Ensure the provision of adequate supplies of natural gas and electricity from public utility purveyors and the availability of communications services to residents of Apple Valley while protecting natural vistas and night skies.

Policy PF-5.1: Require that all new development served by natural gas install on-site pipeline connections to distribution facilities underground, unless such undergrounding is infeasible due to significant environmental or other constraints.

Policy PF-5.2: Provide for the continued development and expansion of communications systems including cable and, as feasible, fibre optics, for entertainment, education, culture, information access, two-way communication between government and residents and businesses, and other similar purposes.

Policy PF-5.3: Require that all new development install on-site telecommunication connections to distribution facilities underground, unless such undergrounding is infeasible due to significant environmental or other constraints.

Policy PF-5.4: The Town actively encourages and supports the undergrounding of all existing utility lines.

GOAL PF-6: Ensure infrastructure provision is planned and provided for in all new development, that an integrated infrastructure planning, financing and implementation program is developed to protect and promote the public health and safety.

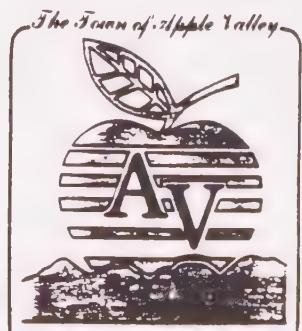
Policy PF-6.1: The Town shall coordinate the provision of all public utilities and services to ensure a consistent, complete and efficient system of service to the residents.

Policy PF-6.2: Facilities shall be designed and installed to further the health, safety and welfare of the Town.

Policy PF-6.3: New development shall provide appropriate dedications, improvements and fees so as not to burden the tax base of the Town.

Policy PF-6.4: New development projects must provide their own infrastructure, and participate in appropriate funding mechanisms such as assessment districts for more regional facilities.

Implementation Program



G.E.A.E.R. of T. P.L.A.A.

INTRODUCTION TO THE IMPLEMENTATION PROGRAM

The Implementation Program establishes the means to achieve the policies contained in the General Plan Elements. Specific factors considered as part of the Implementation Program are: (1) timing, e.g. is the policy on-going, to occur within the next one to five years, etc., (2) status, e.g. is the policy in progress, unfunded, etc., (3) responsible agency, i.e. who is responsible for carrying out the policy, e.g. the town, county, etc., (4) scope, e.g. is the policy town-wide or is it specific to a portion of the town, and (5) implementing measures, i.e. what are the principal codes, regulations, ordinances, etc. which will ensure that the policy is carried out. The Implementation Program is presented on Table IMP-1.

A key aspect of the Plan's implementation is the development code. The program under which this General Plan was undertaken included a comprehensive update of the Town's development regulations. These regulations include the zoning ordinance, subdivision code, development and site plan review procedures and standards, as well as all related codes and ordinances governing city control over development. The update of these codes and ordinances in conjunction with the preparation of the General Plan ensures conformance between the planning documents and the primary implementing tools.

Plan policies and current city procedures call for annual review of the General Plan. A major part of this review is a comparison between the Development Code/Zoning Map and the General Plan/Land Use Policy Map. Any inconsistencies discovered during this review will be rectified at the next scheduled General Plan amendment hearing, or as a development code amendment.

TABLE IMP-1
IMPLEMENTATION STRATEGY

Policy (See Element text for complete policy)		Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/Ordinances/Plans/Regulations, etc.
LAND USE ELEMENT						
LU 1.1	Encourage xeriscape	Ongoing	In process	Town	Townwide	General Plan, Development Code
LU 1.2	Retain natural drainage	Ongoing	In process	Town	Drainage areas	General Plan, Development Code
LU 1.3	Protect knolls, Joshua trees and Mojave River	Ongoing	In process	Town	Open Space areas	General Plan, Development Code
LU 1.4	Limit site clearance for construction	Ongoing	In process	Town	Developing areas	General Plan, Development Code
LU 2.1	Encourage sequential development	Ongoing	In process	Town	Specific Plan areas	General Plan, Development Code
LU 2.2	Consider long-term needs over short-term desires	Ongoing	In process	Town	Townwide	General Plan
LU 2.3	Pursue economically advantageous annexations	Ongoing	In process	Town	Sphere of Influence	General Plan
LU 2.4	Require infrastructure prior to development	Ongoing	In process	Town	Townwide	General Plan, Development Code
LU 2.5	Discourage speculation in undeveloped areas	Ongoing	In process	Town	Undeveloped areas	General Plan
LU 2.6	Encourage design harmonious with the desert	Ongoing	In process	Town	Undeveloped areas	General Plan, Design Guidelines
LU 3.1	Encourage single-family housing on 18,000 sq.ft. lots	Ongoing	In process	Town	Townwide/Sphere of Influence	General Plan, Development Code
LU 3.2	Support equestrian activities in areas where allowed and encourage expansion	Ongoing	In process	Town	Townwide/Sphere of Influence	General Plan, Development Code
LU 3.3	Limit multi-family uses to designated areas	Ongoing	In process	Town	Townwide	General Plan, Development Code
LU 3.4	Provide open space in specific plans	Ongoing	In process	Town	Townwide	General Plan, Development Code
LU 3.5	Regularly review Town ordinances	Ongoing	In process	Town	Townwide	General Plan, Development Code

TABLE IMP-1
IMPLEMENTATION STRATEGY
(continued)

Policy (See Element text for complete policy)		Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/Ordinances/Plans/Regulations, etc.
LU 3.6	Encourage streetscape buffering	Ongoing	In process	Town	Townwide	General Plan, Development Code
LU 3.7	Support buffering of residential uses from commercial and industrial uses	Ongoing	In process	Town	Residential areas	General Plan, Development Code
LU 3.8	Limit street lighting	Ongoing	In process	Town	Developed areas	General Plan, Development Code
LU 3.9	Vary building setbacks	Ongoing	In process	Town	Developed areas	General Plan, Development Code
LU 3.10	Vary street standards	Ongoing	In process	Town	Developed areas	General Plan, Development Code
LU 4.1	Encourage industrial and commercial use where appropriate	Ongoing	In process	Town	Industrial areas	General Plan, Development Code
LU 4.2	Encourage commercial clusters	Ongoing	In process	Town	Commercial areas	General Plan, Development Code
LU 4.3	Encourage commercial uses fronting I-15	Ongoing	In process	Town	Commercial areas	General Plan, Development Code Redevelopment Plans
LU 4.4	Revitalize existing commercial areas	Ongoing	In process	Town	Commercial areas	General Plan, Development Code
LU 4.5	Encourage airport utilization to enhance industrial and commercial development	Ongoing	In process	Town	Airport area	General Plan, Development Code
LU 4.6	Clusters commercial and industrial uses at airport area	Ongoing	In process	Town	Airport area	General Plan, Development Code
LU 4.7	Airport area development subject to staff findings of compatibility	Ongoing	In process	Town	Airport area	General Plan, Development Code
LU 5.1	Complete historic building and site inventory	Ongoing	In process	Town	Historic buildings, archaeologic sites	General Plan, Development Code
LU 5.2	Preserve or salvage archaeologic resources	Ongoing	In process	Town	Historic buildings, archaeologic sites	General Plan, Development Code

TABLE IMP-1
IMPLEMENTATION STRATEGY
(continued)

Policy (See Element text for complete policy)						Principal Implementing Codes/Ordinances/Plans/Regulations, etc.
		Timing	Status	Responsible Agency	Scope	
LU 5.3	Encourage reuse of historic buildings	Ongoing	In process	Town	Historic buildings, archaeologic sites	General Plan, Development Code
LU 6.1	Establish agri zoning for areas around Deep Creek	1-2 years	In process	Town	Deep Creek area	General Plan, Development Code
LU 6.2	2.5 acre minimum lots in agri areas	Ongoing	Pending	Town	Deep Creek area	General Plan, Development Code
LU 6.3	Buffer agri uses from new development	Ongoing	Pending	Town	Deep Creek area	General Plan, Development Code
LU 6.4	Establish criteria for agri resource mgmt.	1-2 years	Pending	Town	Deep Creek area	General Plan, Development Code
HOUSING ELEMENT						
H 1.1	Obtain 1990 Census as soon as possible	1-2 years	Pending	Town	Town/Sphere of Influence	General Plan
H 1.2	Review changes in population and housing	1-2 years	Pending	Town	Town/Sphere of Influence	General Plan
H 1.3	Review Housing Plan, if needed revise in 1992	1-2 years	Pending	Town	Town/Sphere of Influence	General Plan
H 1.4	Annually review Housing Element	Yearly	Pending	Town	Townwide	General Plan
H 2.1	Provide for a variety of residential densities	Ongoing	Programmed	Town	Town/Sphere of Influence	General Plan, Development Code
H 2.2	Encourage elderly housing	Ongoing	Pending	Town	Town/Sphere of Influence	General Plan, Development Code
H 2.3	Encourage handicapped housing	Ongoing	Pending	Town	Town/Sphere of Influence	General Plan, Development Code
H 2.4	Allow for second units for elderly in single-family areas	Ongoing	Pending	Town	Town/Sphere of Influence	General Plan, Development Code
H 2.5	Permit manufactured housing, preserve mobile homes	Ongoing	Programmed	Town	Townwide	General Plan, Development Code
H 2.6	Encourage planned residential development	Ongoing	Programmed	Town	Townwide	General Plan, Development Code
H 2.7	Encourage upper-end housing	Ongoing	Programmed	Town	Townwide	General Plan, Development Code

TABLE IMP-1
IMPLEMENTATION STRATEGY
(continued)

Policy (See Element text for complete policy)						Principal Implementing Codes/Ordinances/Plans/Regulations, etc.
	Timing	Status	Responsible Agency	Scope		
H 2.8	Facilitate timely permanent and development processing	Ongoing	Programmed	Town	Townwide	General Plan, Development Code
H 2.9	Encourage mortgage revenue bond and scattered site housing programs	Ongoing	Programmed	Town	Townwide	General Plan, Development Code
H 3.1	Institute code enforcement	Ongoing	In process	Town	Townwide	General Plan, Development Code
H 3.2	Encourage enforcement of Town's nuisance ordinance	Ongoing	Programmed	Town	Townwide	General Plan, Development Code
H 3.3	Market rehab. programs	Ongoing	In process	Town	Townwide	General Plan
H 3.4	Prepare rehab. brochure	1-2 years	Pending	Town	Residential Property Owners	General Plan
H 3.5	Inform landlords of code enforcement	Ongoing	Pending	Town	Multi-Family housing owners	General Plan
H 4.1	Ensure compatibility between single and multi-family housing	Ongoing	In process	Town	Townwide	General Plan, Development Code
H 4.2	Buffer new residential uses from arterial highways	Ongoing	In process	Town	Townwide	General Plan, Development Code
H 4.3	Ensure high quality standards and land use compatibility for mobile homes	Ongoing	In process	Town	Townwide	General Plan, Development Code
H 4.4	Do not concentrate low and moderate income housing	Ongoing	In process	Town	Townwide	General Plan, Development Code
H 4.5	Locate high density units near public transportation and services	Ongoing	In process	Town	Townwide	General Plan, Development Code
H 4.6	Prohibit housing in hazardous areas, and environmentally and archaeologically vulnerable areas	Ongoing	In process	Town	Townwide	General Plan, Development Code/ various County and State requirements

TABLE IMP-1
IMPLEMENTATION STRATEGY
(continued)

Policy (See Element text for complete policy)		Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/Ordinances/Plans/Regulations, etc.
H 4.7	Coordinate new development with infrastructure and services	Ongoing	In process	Town	Townwide	General Plan, Dev. Code/County and State requirements
H 4.8	Encourage energy conservation	Ongoing	In process	Town	Townwide	General Plan, Dev. Code/County and State requirements
H 4.9	Examine construction and upgrade building standards	Ongoing	In process	Town	Townwide	General Plan, Dev. Code/County and State requirements
H 4.10	Encourage Neighborhood Watch Programs	Ongoing	In process	Town	Townwide	General Plan
H 5.1	Affirm unrestricted access to housing by all	Ongoing	In process	Town	Townwide	General Plan, Dev. Code/County and State requirements
H 5.2	Prohibit arbitrary housing selection procedures	Ongoing	In process	Town	Townwide	General Plan, Dev. Code/County and State requirements
H 5.3	Provide for housing information	Ongoing	In process	Town	Townwide	General Plan
H 6.1	Accommodate manufactured housing in all res. zones	1-2 years	In process	Town	Townwide	General Plan, Development Code
H 6.2	Permit child care facilities	1-2 years	In process	Town	Townwide	General Plan, Development Code
H 6.3	Provide density bonus of 25%	Ongoing	In process	Town	Townwide	General Plan, Development Code
H 6.4	Provide added 10% bonus for affordable large units	1-2 years	In process	Town	Townwide	General Plan, Development Code
H 6.5	Provide for Planned Unit Developments	1-2 years	In process	Town	Townwide	General Plan, Development Code
H 6.6	Ensure standards do not add unduly to housing costs	1-2 years	In process	Town	Townwide	General Plan, Development Code
H 6.7	Permit emergency shelters and transitional housing under a CUP	1-2 years	In process	Town	Townwide	General Plan, Development Code

TABLE IMP-1
IMPLEMENTATION STRATEGY
(continued)

Policy (See Element text for complete policy)		Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/Ordinances/Plans/Regulations, etc.
CIRCULATION ELEMENT						
C 1.1	Provide a coordinated street plan	Ongoing	In progress	Town	Townwide	General Plan, Development Code
C 1.2	Maintain roadways at a high quality level	Ongoing	In progress	Town	SR-18 Corridor	General Plan, Development Code
C 1.3	Minimize traffic through residential areas	Ongoing	In progress	Town	Rancho Road at I-15	General Plan, Development Code
C 1.4	Maintain a LOS "C" on arterials	Ongoing	In progress	Town	Townwide	General Plan, Development Code
C 1.5	Improve access to I-15 and across Mojave River	1-10 years	Unfunded	Town	Townwide	General Plan, Development Code
C 1.6	Provide for adequate parking	Ongoing	In process	Town	Townwide	General Plan, Development Code
C 2.1	Encourage full citizen participation in transportation planning	Ongoing	Funded	Town	Townwide	General Plan, Development Code
C 2.2	Maximize funds from all sources	Ongoing	Pending	Town	Townwide	General plan
C 2.3	Provide for Cost Recovery Districts	Ongoing	Pending	Town	Townwide	General Plan
C 3.1	Design improvements compatible with desert environment	Ongoing	In progress	Town	Townwide	General Plan, Arterial System Financing Plan
C 3.2	Maintain a multi-use circulation system	Ongoing	In progress	Town	Townwide	General Plan, S.B. Co. Measure 1
C 3.3	Design and construct a clear, safe transportation system	Ongoing	Pending	Town	Townwide	General Plan, Development Code/Arterial System Plan
C 3.4	Base arterial system on General plan buildout	Ongoing	Pending	Town	Townwide	General Plan
C 3.5	Coordinate with adjacent jurisdictions	Ongoing	In progress	Town/Adjacent Jurisdictions/Caltrans	Townwide	General Plan

TABLE IMP-1
IMPLEMENTATION STRATEGY
(continued)

Policy (See Element text for complete policy)						Principal Implementing Codes/Ordinances/Plans/Regulations, etc.
	Timing	Status	Responsible Agency	Scope		
C 3.6	Program street widening, use reduced sections to cause least impact	Ongoing	In progress	Town/Adjacent Jurisdictions/Caltrans	Townwide	General Plan
C 4.1	Improve Dial-A-Ride	Ongoing	In progress	Town/VVTSA	DART Service Areas	General Plan
C 4.2	Expand DART Dial-A-Ride to Sphere of Influence	Ongoing	Pending	Town/VVTSA	Sphere-of-Influence	General Plan
C 4.3	Pursue joint use bus stops	1-2 years	In progress	Town/VVTSA	Townwide	General Plan
C 4.4	Expand fixed-route bus service along designated corridors	Ongoing	In progress	Town/VVTSA	Townwide	General Plan
C 4.5	Encourage mass transit facilities	Ongoing	In progress	Town/VVTSA	Townwide	General Plan
C 5.1	Establish "Recreation Trails Committee" and develop a trails system	1-5 years	In progress	Town/A.V. Equestrian Council	Townwide	General Plan
OPEN SPACE AND CONSERVATION ELEMENT						
OSC 1.1	Maintain and improve the quality and quantity of local and regional groundwater resources	Ongoing	In progress	Town Water Purveyors County/State	Regional	Development Code, Regional Water Quality Plan, CEQA
OSC 1.2	Water conservation measures must be incorporated into new developments	Immediate and ongoing	In progress	Town	Townwide	Development Code, Uniform Building Code. CEQA
OSC 1.3	Require use of drought tolerant landscapes in new development; encourage replacement of water consumptive landscapes	Immediate and ongoing	In progress	Town	Townwide	Development Code, Landscape standards, CEQA
OSC 1.4	Study reuse options of treated water	1-5 years	Unfunded	Town	Parks, golf courses, industrial use, etc.	Development Code, Regional Water Quality

TABLE IMP-1
IMPLEMENTATION STRATEGY
(continued)

Policy (See Element text for complete policy)		Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/Ordinances/Plans/Regulations, etc.
OSC 1.5	Reduce soil erosion; require erosion control plan for new development	Immediate and ongoing	Unfunded	Town	Townwide	Development Code, CEQA
OSC 1.6	Minimize grading impacts	Immediate and ongoing	Unfunded	Town	Townwide	Development Code, CEQA
OSC 1.7	Buffer agri uses from new development	Ongoing	Pending	Town	Deep Creek area	General Plan, Development Code
OSC 2.1	Minimize biotic impacts	Immediate	Unfunded	Town	Townwide	Development Code, CEQA
OSC 2.2	Encourage planting native vegetation	Immediate and ongoing	Unfunded	Town	Townwide in utility corridors	Development Code, CEQA
OSC 2.3	Preserve Joshua trees	Ongoing	In process	Town	Townwide	General Plan, Development Code
OSC 3.1	Encourage use of alternative energy resources, e.g., solar energy	Immediate and ongoing	In progress	Town	Townwide	Development Code, Uniform Building Code
OSC 3.2	Encourage design techniques which conserve energy	Immediate and ongoing	In progress	Town	Townwide	Development Code, Uniform Building Code
OSC 4.1	Preserve or salvage archaeological resources	Ongoing	In progress	Town	Townwide	General Plan, Development Code
OSC 4.2	Inventory and evaluate prehistoric and historic resources according to CEQA	Ongoing	Pending	Town	Townwide	General Plan, Development Code
OSC 5.1	Balance natural and recreational open space	Ongoing	Programmed	Town	Townwide	General Plan
OSC 5.2	Preserve significant natural habitat areas, particularly in the Mojave River area, desert knolls and mountains	Ongoing	Programmed	Town	Habitat areas	General Plan

TABLE IMP-1
IMPLEMENTATION STRATEGY
(continued)

Policy (See Element text for complete policy)		Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/Ordinances/Plans/Regulations, etc.
OSC 6.1	Require open space and recreation areas with new residential development	Ongoing	Programmed	Town/Apple Valley Recreation and Parks District	Townwide	Development Code
OSC 6.2	Define additional cultural facilities (libraries, community theater, etc.)	Ongoing	Unfunded	Town	Townwide	General Plan
OSC 7.1	Preserve hilly areas and rock outcroppings	Ongoing	Programmed	Town	Areas with slopes greater than 15%	General Plan, Development Code
OSC 8.1	Establish open space/recreation corridor networks	Ongoing	Programmed	Town/County	Adjacent washes, channels, and rights-of-way	General Plan, Development Code
OSC 8.2	Encourage equestrian facilities next to lifeline trails	Ongoing	Pending	Town	Townwide	General Plan
OSC 9.1	Interface with S.B. Co. Air Pollution Control District	Ongoing	Pending	Town	Townwide	General Plan
OSC 9.2	Enforce ordinances relating to industrial emission levels	Ongoing	Pending	Town	Townwide	General Plan, Development Code
OSC 9.3	Require Transportation System Management Plans	Ongoing	Pending	Town	Townwide	General Plan, State requirements
OSC 9.4	Review projects for potential air quality impacts	Ongoing	Pending	Town	Townwide	General Plan, CEQA requirements
OSC 9.5	Ensure implementation of the Lewis Clean Air Act	Ongoing	Pending	Town/State Air Resources Board/ S.B. Co. Air Pollution Control Dist.	Townwide	General Plan
OSC 10.1	Prevent or minimize adverse effects from resource extraction	Ongoing	Programmed	Town	Quarry areas	General Plan, Development Code

TABLE IMP-1
IMPLEMENTATION STRATEGY
(continued)

Policy (See Element text for complete policy)		Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/Ordinances/Plans/Regulations, etc.
OSC 10.2	Reclaim mined lands within 2 years of cessation of mining	Ongoing	Programmed	Town	Quarry areas	General Plan, Development Code
OSC 10.3	Recognize need for mineral production balanced by recreation, watershed, wildlife, and aesthetic values	Ongoing	Programmed	Town	Quarry areas	General Plan, Development Code
OSC 10.4	Allow mineral extraction only where hazards to public health and safety are eliminated	Ongoing	Programmed	Town	Quarry areas	General Plan, Development Code
SAFETY ELEMENT						
S 1.1	Restrict development from slope and flood areas	Ongoing	Programmed	Town	Areas of 15% slope and flood prone areas	General Plan, Development Code
S 1.2	Restrict development in Alquist-Priolo zone areas	Ongoing	Programmed	Town	Alquist-Priolo areas	Alquist-Priolo Special Studies Zone Act
S 1.3	Fire management plans in areas subject to wildfires	Ongoing	Funded	Apple Valley Fire Protection District	Hillside and vacant areas	Fire Management Plan
S 2.1	Adopt a program to survey all unreinforced masonry structures	1-5 years	Funded	Town	Developed portions	General Plan
S 2.2	Annually update emergency preparedness plan	Ongoing	Programmed	Town/ County	Townwide	General Plan
S 3.1	Support Federal, State, and County agencies, and volunteer support groups	Ongoing	Programmed	Town/ County/ State/ Federal	Townwide	General Plan
S 3.2	Review development proposals for impacts on emergency services	Ongoing	Programmed	Town/ County	Townwide	Development Review Procedures
S 3.3	Maintain safety and construction standards	Ongoing	Programmed	Town	Townwide	General Plan
S 3.4	Encourage Neighborhood Watch Programs	Ongoing	In process	Town	Townwide	General Plan

TABLE IMP-1
IMPLEMENTATION STRATEGY
(continued)

Policy (See Element text for complete policy)						Principal Implementing Codes/Ordinances/Plans/Regulations, etc.
	Timing	Status	Responsible Agency	Scope		
S 4.1	Enforce disclosure laws re: hazardous materials	Ongoing	Programmed	Town	Townwide	General Plan
S 4.2	Identify hazardous material transport routes	Immedi- ate	Town/State	Unfunded	Industrial/ commercial areas	General Plan, Emergency Plan
S 4.3	Coordinate with railroads and trucking companies re: hazardous materials transport	Ongoing	Programmed	Town	Adjacent/Railroads	General Plan
S 4.4	Maintain separation between hazardous materials and areas where people live or congregate	Ongoing	Programmed	Town	Townwide - interface between industrial and commercial areas	Zoning and Development Review
S 4.5	Assure improved response and handling of hazardous materials incidents	Ongoing	Programmed	Town/Apple Valley Fire Protection District/ S.B.Co. Env. Health Dept.	Townwide	General Plan
NOISE ELEMENT						
N 1.1	Establish noise standards as well as measures to reduce interior noise levels	1-5 years	In progress	Town	Townwide	Development Code, Town noise ordinance
N 1.2	Include noise mitigation in new residential projects subject to 60 dB CNEL or greater	Ongoing	Programmed	Town	Areas adjacent roadways, railroad and airport impact areas	Town noise ordinance
N 1.3	Reduce transportation noise	Ongoing	Programmed	Town/State	Areas adjacent roadways	Town noise ordinance
N 1.4	Coordinate Town and County noise enforcement abatement	Ongoing	Programmed	Town	Townwide	Town noise ordinance
N 1.5	Establish community noise ordinance	1-5 years	In progress	Town	Townwide	Town noise ordinance
N 1.6	Include noise mitigation adjacent to railroad	Ongoing	In progress	Town	Adjacent railroads	Town noise ordinance

TABLE IMP-1
IMPLEMENTATION STRATEGY
(continued)

Policy (See Element text for complete policy)		Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/Ordinances/Plans/Regulations, etc.
PUBLIC FACILITIES ELEMENT						
PF 1.1	New development shall have adequate water supplies	Ongoing	Pending	Town/vari-ous water surveyors	Townwide/Sphere of Influence	General Plan, Development Code
PF 1.2	Enforce local groundwater supplies	Ongoing	Pending	Town/vari-ous water surveyors	Townwide/Sphere of Influence	General Plan, Development Code
PF 1.3	Promote water conservation	Ongoing	Pending	Town/vari-ous water surveyors	Townwide/Sphere of Influence	General Plan, Development Code
PF 1.4	Each new development shall pay the cost of providing its water	Ongoing	Pending	Town	Townwide	General Plan, Development Code
PF 2.1	Protect groundwater from contamination	Ongoing	In progress	Town/Victor Valley Wastewater Reclamation Agency	Townwide/Sphere of Influence	General Plan, Development Code
PF 2.2	Provide for collection, treatment and disposal of wastewater	Ongoing	In progress	Town/Victor Valley Wastewater Reclamation Agency	Townwide/Sphere of Influence	General Plan, Development Code
PF 2.3	New development shall pay cost of services and facilities it generates	Ongoing	In progress	Town/Victor Valley Wastewater Reclamation Agency	Townwide/Sphere of Influence	General Plan, Wastewater Management Plan, Development Code
PF 2.4	On-site wastewater treatment systems shall be limited. New development shall conform to Lahontan Regional Water Quality Board	Ongoing	In progress	Town/Victor Valley Wastewater Reclamation Agency, LRWQCB	Townwide/Sphere of Influence	General Plan, Wastewater Management Plan, Development Code
PF 2.5	Promote sub-regional treatment plants	Ongoing	Pending	Town/ LRWQCB	Townwide	General Plan, Development Code

TABLE IMP-1
IMPLEMENTATION STRATEGY
(continued)

Policy (See Element text for complete policy)						Principal Implementing Codes/Ordinances/Plans/Regulations, etc.
	Timing	Status	Responsible Agency	Scope		
PF 2.6	Private development shall participate in sewer collection and treatment plant system	Ongoing	Pending	Town/ LRWQCB	Townwide	General Plan, Development Code
PF 2.7	Private development shall provide internal collection facilities	Ongoing	Pending	Town/ LRWQCB	Townwide	General Plan, Development Code
PF 3.1	Promote waste reduction and recycling, 25% by 1995 and 50% by 2000	Ongoing	Pending	Town	Townwide/Sphere of Influence	General Plan
PF 3.2	New industry shall provide for hazardous materials it generated	Ongoing	Pending	Town	Townwide	General Plan, Development Code
PF 3.3	Limit use of septic systems	Ongoing	Pending	Town	Townwide	General Plan, Development Code
PF 4.1	Provide for adequate drainage and storm runoff	1-5 years	Pending	Town/ S.B. Co.	Townwide	General Plan Development Code
PF 4.2	Provide continued maintenance and inspection of local drainage systems	Ongoing	Pending	Town	Townwide/Sphere of Influence	General Plan
PF 4.3	New development shall bear cost of new facilities	Ongoing	Pending	Town	Townwide/Sphere of Influence	General Plan, Development Code
PF 4.4	Require storm drain and flood control prior to occupancy	Ongoing	Pending	Town	Townwide/Sphere of Influence	General Plan, Development Code
PF 4.5	Limit new development until flood control and drainage facilities are provided	Ongoing	Pending	Town	Townwide/Sphere of Influence	General Plan, Development Code
PF 4.6	Designate, preserve and acquire land for flood control	Ongoing	Pending	Town	Townwide/Sphere of Influence	General Plan, Development Code
PF 4.7	Floodproof any structure within the 100-year floodplain	Ongoing	Pending	Town	100-year Flood Plain areas	General Plan, Development Code

TABLE IMP-1
IMPLEMENTATION STRATEGY
(continued)

Policy (See Element text for complete policy)		Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/Ordinances/Plans/Regulations, etc.
PF 4.8	Retain natural drainage courses whenever possible at grade	Ongoing	Pending	Town	Natural drainage courses	General Plan, Development Code
PF 4.9	At grade street crossings of significant drainage should be avoided	Ongoing	Pending	Town	Townwide	General Plan, Development Code
PF 5.1	All natural gas pipelines should be underground	Ongoing	Pending	Town	Townwide/Sphere of Influence	General Plan, Development Code
PF 5.2	Provide for development of communications system	Ongoing	Pending	Town	Townwide/Sphere of Influence	General Plan, Development Code
PF 5.3	Underground all tele-communication facilities	Ongoing	Pending	Town	Townwide	General Plan, Development Code
PF 5.4	Encourage and support undergrounding of existing utility lines	Ongoing	Pending/unfunded	Town	Townwide	General Plan, Development Code
PF 6.1	Coordinate provisions of all public utilities and services	Ongoing	Pending	Town	Townwide	General Plan, Development Code
PF 6.2	Facilities shall be designed and installed to further the health, safety and welfare of the Town	Ongoing	Pending	Town	Townwide	General Plan, Development Code
PF 6.3	Initiate funding mechanisms for infrastructure needs	Ongoing	Pending	Town	Townwide	General Plan, Development Code
PF 6.4	New development projects must provide their own infrastructure and participate in appropriate funding mechanisms	Ongoing	Pending	Town	Townwide	General Plan, Development Code

General Plan Glossary



The California General Plan Glossary

Abbreviations

ADT:	Average Daily Trips
BMR:	Below-market-rate dwelling unit
CC&Rs:	Covenants, Conditions, and Restrictions
CDBG:	Community Development Block Grant
CEQA:	California Environmental Quality Act
CFD:	A Mello-Roos Community Facilities District
CHFA:	California Housing Finance Agency
CIP:	Capital Improvements Program
CNEL:	Community Noise Equivalent Level
CMP:	Congestion Management Plan
COG:	Council of Governments
dB:	Decibel
dBa:	"A-weighted" decibel
EIR:	Environmental Impact Report (State)
EIS:	Environmental Impact Statement (Federal)
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
FHWA:	Federal Highway Administration
FIRM:	Flood Insurance Rate Map
FmHA:	Farmers Home Administration
GMI:	Gross Monthly Income
HAP:	Housing Assistance Plan
HCD:	Housing and Community Development Department of the State of California
HOV:	High Occupancy Vehicle
HUD:	U.S. Dept. of Housing and Urban Development
JPA:	Joint Powers Authority
LAFCo:	Local Agency Formation Commission
L_{dn}:	Day and Night Average Sound Level
L_{eq}:	Sound Energy Equivalent Level
LOS:	Level of Service
NEPA:	National Environmental Policy Act
OPR:	Office of Planning and Research, State of California
TDM:	Transportation Demand Management
TSM:	Transportation Systems Management
UBC:	Uniform Building Code
UHC:	Uniform Housing Code
UMTA:	Urban Mass Transportation Administration

Acres, Gross

The entire acreage of a site. Gross acreage is calculated to the centerline of bounding streets.

Acres, Net

The portion of a site not reserved for public use. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways.

Active Solar System

A system that uses a mechanical device, such as pumps or fans run by electricity in addition to solar energy, to transport air or water between a solar collector and the interior of a building for heating or cooling. (See "Passive Solar System.")

Adaptive Reuse

The conversion of obsolescent or historic buildings from their original or most recent use to a new use. For example, the conversion of former hospital or school buildings to residential use, or the conversion of an historic single-family home to office use.

Adverse Impact

A negative consequence for the physical, social, or economic environment resulting from an action or project.

Affordable Housing

Housing capable of being purchased or rented by a household with very low, low, or moderate income and based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.

Agency

The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

Agriculture

Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture land.

Air Pollution

Concentrations of substances found in the atmosphere that exceed naturally occurring quantities and are undesirable or harmful in some way.

Airport-related Use

A use that supports airport operations including, but not limited to, aircraft repair and maintenance, flight instruction, and aircraft chartering.

Alley

A narrow service way, either public or private, which provides a permanently reserved but secondary means of public access not intended for general traffic circulation. Alleys typically are located along rear property lines.

Alluvial

Soils deposited by stream action.

Alquist-Priolo Act, Seismic Hazard Zone

A seismic hazard zone designated by the State of California within which specialized geologic investigations must be prepared prior to approval of certain new development.

Ambient

Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.

Annex

To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Apartment

(1) One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose. (2) A separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Approach Zone

The air space at each end of a landing strip that defines the glide path or approach path of an aircraft and that should be free from obstruction.

Appropriate

An act, condition, or state that is considered suitable.

Aquifer

An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

Arable

Land capable of being cultivated for farming.

Archaeological

Relating to the material remains of past human life, culture, or activities.

Arterial

Medium-speed medium-capacity roadway that provides intra-community travel and access to the county-wide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels to existing arterials is common.

Assessment District

(See "Benefit Assessment District.")

Assisted Housing

Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Section 221(d)(3) (below-market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, FmHA Section 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs. By January 1, 1992, all California Housing Elements are required to address the preservation or replacement of assisted housing that is eligible to change to market rate housing by 2002.

Automobile-intensive Use

A use of a retail area that depends on exposure to continuous auto traffic.

Base Flood

In any given year, a 100-year flood that has 1 percent likelihood of occurring, and is recognized as a standard for acceptable risk.

Below-market-rate (BMR) Housing Unit

(1) Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." (2) The financing of housing at less than prevailing interest rates.

Benefit Assessment District

An area within a public agency's boundaries that receives a special benefit from the construction of one or more public facilities. A Benefit Assessment District has no legal life of its own and cannot act by itself. It is strictly a financing mechanism for providing public infrastructure as allowed under the Streets And Highways Code. Bonds may be issued to finance the improvements, subject to repayment by assessments charged against the benefitting properties. Creation of a Benefit Assessment District enables property owners in a specific area to cause the construction of public facilities or to maintain them (for example, a downtown or the grounds and landscaping of a specific area) by contributing their fair share of the construction and/or installation and operating costs.

Bicycle Lane (Class II facility)

A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

Bicycle Path (Class I facility)

A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

Bicycle Route (Class III facility)

A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

Bikeways

A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

Biomass

Plant material, used for the production of such things as fuel alcohol and non-chemical fertilizers. Biomass sources may be plants grown especially for that purpose or waste products from livestock, harvesting, milling, or agricultural production or processing.

Biotic Community

A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.

Blight

A condition of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility. The Community Redevelopment Law (Health and Safety Code, Sections 33031 and 33032) contains a definition of blight used to determine eligibility of proposed redevelopment project areas.

Building

Any structure used or intended for supporting or sheltering any use or occupancy.

Building Height

The vertical distance from the average ground level of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for a gable, hip, or gambrel roof.

Buildout; Build-out

Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. (See "Carrying Capacity (3).")

Busway

A vehicular right-of-way or portion thereof--often an exclusive lane--reserved exclusively for buses.

California Environmental Quality Act (CEQA)

A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. General Plans require the preparation of a "program EIR."

California Housing Finance Agency (CHFA)

A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low-and moderate-income housing.

Caltrans

California Department of Transportation.

Capital Improvements Program (CIP)

A program, administered by the Town government and reviewed by the Planning Commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the Town. The program generally is reviewed annually, for conformance to and consistency with the General Plan.

Carbon Dioxide

A colorless, odorless, non-poisonous gas that is a normal part of the atmosphere.

Carbon Monoxide

A colorless, odorless, highly poisonous gas produced by automobiles and other machines with internal combustion engines that imperfectly burn fossil fuels such as oil and gas.

Census

The official decennial enumeration of the population conducted by the federal government.

Clear Zone

That section of an approach zone of an airport where the plane defining the glide path is 50 feet or less above the center-line of the runway. The clear zone ends where the height of the glide path above ground level is above 50 feet. Land use under the clear zone is restricted.

Clustered Development

Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

Cogeneration

The harnessing of heat energy, that normally would be wasted, to generate electricity--usually through the burning of waste.

Collector

Relatively-low-speed, relatively-low-volume street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

Combined Sewer/Combination Sewer

A sewerage system that carries both sanitary sewage and stormwater runoff.

Commercial

A land use classification that permits facilities for the buying and selling of commodities and services.

Community Care Facility

Elderly housing licensed by the State Health and Welfare Agency, Department of Social Services, typically for residents who are frail and need supervision. Services normally include three meals daily, housekeeping, security and emergency response, a full activities program, supervision in the dispensing of medicine, personal services such as assistance in grooming and bathing, but no nursing care. Sometimes referred to as residential care or personal care. (See "Congregate Care.")

Community Child Care Agency

A non-profit agency established to organize community resources for the development and improvement of child care services.

Community Development Block Grant (CDBG)

A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Community Facilities District

Under the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311 *et seq.*), a legislative body may create within its jurisdiction a special district that can issue tax-exempt bonds for the planning, design, acquisition, construction, and/or operation of public facilities, as well as provide public services to district residents. Special tax assessments levied by the district are used to repay the bonds.

Community Noise Equivalent Level (CNEL)

A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Community Park

Land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.

Community Redevelopment Agency (CRA)

A local agency created under California Redevelopment Law, or a local legislative body that has elected to exercise the powers granted to such an agency, for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified area with residential, commercial, industrial, and/or public (including recreational) structures and facilities. The redevelopment agency's plans must be compatible with adopted community general plans.

Compatible

Capable of existing together without conflict or ill effects.

Condominium

A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

Congestion Management Plan (CMP)

A mechanism employing growth management techniques, including traffic level of service requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming, for the purpose of controlling and/or reducing the cumulative regional traffic impacts of development. AB 1791, effective August 1, 1990, requires all cities, and counties that include urbanized areas, to adopt by December 1, 1991, and annually update a Congestion Management Plan.

Congregate Care

Apartment housing, usually for seniors, in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities. (See "Community Care Facility.")

Conservation

The management of natural resources to prevent waste, destruction, or neglect. The state mandates that a Conservation Element be included in the general plan.

Consistent

Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

County

County with a capital "C" generally refers to the government or administration of a county. County with a lower case "c" may mean any county or may refer to the geographical area of a county (e.g., the county road system).

Covenants, Conditions, and Restrictions (CC&Rs)

A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Criterion

A standard upon which a judgment or decision may be based. (See "Standards.")

Cul-de-sac

A short street or alley with only a single means of ingress and egress at one end and with a large turnaround at its other end.

Cumulative Impact

As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time.

dB

Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.

dBA

The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.

Dedication

The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by the Town or County.

Dedication, In lieu of

Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Defensible space

(1) In fire-fighting and prevention, a 30-foot area of non-combustible surfaces separating urban and wildland areas. (2) In urban areas; open spaces, entry points, and pathways configured to provide maximum opportunities to rightful users and/or residents to defend themselves against intruders and criminal activity.

Density, Residential

The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre. (See "Acres, Gross," and "Developable Acres, Net.")

Density Bonus

The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20 percent of its units for lower income households, or 10 percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus. (See "Development Rights, Transfer of.")

Density, Control of

A limitation on the occupancy of land. Density can be controlled through zoning in the following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use-intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing number and types of housing units to land area, limits on units per acre, and other means. Allowable density often serves as the major distinction between residential districts.

Density, Employment

A measure of the number of employed persons per specific area (for example, employees/acre).

Design Review; Design Control

The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. **"Design Control"** requires that certain specific things be done and that other things not be done. Design Control language is most often found within a zoning ordinance. **"Design Review"** usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee. (See "Architectural Control.")

Destination Retail

Retail businesses that generate a special purpose trip and that do not necessarily benefit from a high-volume pedestrian location.

Detention Dam/Basin/Pond

Dams may be classified according to the broad function they serve, such as storage, diversion, or detention. Detention dams are constructed to retard flood runoff and minimize the effect of sudden floods. Detention dams fall into two main types. In one type, the water

is temporarily stored, and released through an outlet structure at a rate which will not exceed the carrying capacity of the channel downstream. Often, the basins are planted with grass and used for open space or recreation in periods of dry weather. The other type, most often called a **Retention Pond**, allows for water to be held as long as possible and may or may not allow for the controlled release of water. In some cases, the water is allowed to seep into the permeable banks or gravel strata in the foundation. This latter type is sometimes called a **Water-Spreading Dam** or **Dike** because its main purpose is to recharge the underground water supply. Detention dams are also constructed to trap sediment. These are often called **Debris Dams**.

Developable Acres, Net

The portion of a site that can be used for density calculations. Some communities calculate density based on gross acreage. Public or private road rights-of-way are not included in the net developable acreage of a site.

Developable Land

Land that is suitable as a location for structures and that can be developed free of hazards to, disruption of, or significant impact on natural resource areas.

Developer

An individual who or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development

The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

Development Fee

(See "Impact Fee.")

Development Rights

The right to develop land by a land owner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts. (See "Interest, Fee" and "Interest, Less-than-fee," and "Development Rights, Transfer of [TDR].")

Discretionary Decision

As used in CEQA, an action taken by a governmental agency that calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.

Distribution Use

(See "Warehousing Use.")

Diversion

The direction of water in a stream away from its natural course (*i.e.*, as in a diversion that removes water from a stream or canal for human use).

Duplex

A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit

A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Easement

Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Easement, Conservation

A tool for acquiring open space with less than full-fee purchase, whereby a public agency buys only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land), or they may be restrictive rights (limiting the uses to which the land owner may devote the land in the future.)

Easement, Scenic

A tool that allows a public agency to use an owner's land for scenic enhancement, such as roadside landscaping or vista preservation.

Ecology

The interrelationship of living things to one another and their environment; the study of such interrelationships.

Economic Development Commission (EDC)

An agency charged with seeking economic development projects and economic expansion at higher employment densities.

Ecosystem

An interacting system formed by a biotic community and its physical environment.

Emergency Shelter

A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

Emission Standard

The maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.

Endangered Species

A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Enhance

To improve existing conditions by increasing the quantity or quality of beneficial uses.

Environment

CEQA defines environment as "the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance."

Environmental Impact Report (EIR)

A report required of general plans by the California Environmental Quality Act and which assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. (See "California Environmental Quality Act.")

Environmental Impact Statement (EIS)

Under the National Environmental Policy Act, a statement on the effect of development proposals and other major actions that significantly affect the environment.

Erosion

- (1) The loosening and transportation of rock and soil debris by wind, rain, or running water.
- (2) The gradual wearing away of the upper layers of earth.

Expansive Soils

Soils that swell when they absorb water and shrink as they dry.

Expressway

A divided multi-lane major arterial street for through traffic with partial control of access and with grade separations at major intersections.

Fair Market Rent

The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Family

- (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census].
- (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Farmers Home Administration (FmHA)

A federal agency providing loans and grants for improvement projects and low-income housing in rural areas.

Fault

A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Feasible

Capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s).

Feasible, Technically

Capable of being implemented because the industrial, mechanical, or application technology exists.

Field Act

Legislation, passed after a 1933 Long Beach earthquake that collapsed a school, that established more stringent structural requirements and standards for construction of schools than for other buildings.

Finding(s)

The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify action taken by the entity.

Flood, 100-Year

The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.

Flood Insurance Rate Map (FIRM)

For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.

Flood Plain

The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

Flood Plain Fringe

All land between the floodway and the upper elevation of the 100-year flood.

Floodway

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one foot. No development is allowed in floodways.

Floor Area Ratio (FAR)

The gross floor area permitted on a site divided by the total gross area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 gross sq. ft. of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 sq. ft. of floor area; an FAR of 2.0 would allow 20,000 sq. ft.; and an FAR of 0.5 would allow only 5,000 sq. ft. Also commonly used in zoning, FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR for an entire land use or zoning district.

Footprint; Building Footprint

The outline of a building at all of those points where it meets the ground.

Freeway

A high-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Such roads are free of tolls, as contrasted with "turnpikes" or other "toll roads" that are now being introduced into Southern California. Freeways generally are used for long trips between major land use generators. At Level of Service "E," they carry approximately 1,875 vehicles per lane per hour, in both directions. Major streets cross at a different grade level.

General Plan

A compendium of policies regarding long-term development in the form of texts and accompanying maps. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the Town Council. In California, the General Plan has 7 mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, and Safety) and may include any number of optional elements (such as Air Quality, Economic Development, Hazardous Waste, and Parks and Recreation).

Geologic/geological

Pertaining to the physical nature of the earth. The generally preferred usage is as follows: geologic data, geologic investigation or survey; geological organization, or society; geological era; geological time.

Geologic Review

The analysis of geologic hazards, including all potential seismic hazards, surface ruptures, liquefaction, landsliding, mudsliding, and the potential for erosion and sedimentation.

Goal

A general, overall, and ultimate purpose, aim, or end toward which the Town will direct effort.

Granny Flat

(See "Second Unit.")

Grasslands

Land reserved for pasturing or mowing, in which grasses are the predominant vegetation.

Groundwater

Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge

The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage ("aquifers").

Habitat

The physical location or type of environment in which an organism or biological population lives or occurs.

Handicapped

A person with physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Hazardous Material

Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

High Occupancy Vehicle (HOV)

Any vehicle other than a driver-only automobile (e.g., a vanpool, a bus, or two or more persons to a car).

Highway

High-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Highways may cross at a different grade level.

Hillsides

Land that has an average percent of slope equal to or exceeding fifteen percent.

Historic; Historical

An historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

Home Occupation

A commercial activity conducted solely by the occupants of a particular dwelling unit in a manner incidental to residential occupancy.

Homeless

Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law, Section 65583(c)(1) requires all cities and counties to address the housing needs of the homeless. (See "Emergency Shelter" and "Transitional Housing.")

Hotel

A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation, and where no provision is made for cooking in any individual guest room or suite. (See "Motel.")

Household

All those persons--related or unrelated--who occupy a single housing unit. (See "Family.")

Householder

The head of a household.

Households, Number of

The count of all year-round housing units occupied by one or more persons. The concept of *household* is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development Department of the State of California (HCD)

The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing Element

Article 10.6 of the California Government Code requires each city and county to prepare and maintain a current Housing Element as part of the community's General Plan in order to attain a statewide goal of providing "decent housing and a suitable living environment for every California family." Under State law, Housing Elements must be updated every five years.

Housing and Urban Development, U.S. Department of (HUD)

A cabinet-level department of the federal government that administers housing and community development programs.

Housing Unit

The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost. (See "Dwelling Unit," "Family," and "Household.")

Hydrocarbons

A family of compounds containing carbon and hydrogen in various combinations. They are emitted into the atmosphere from manufacturing, storing, handling, or combusting petroleum products and through natural processes. Certain hydrocarbons interact with nitrogen oxides in the presence of intense sunlight to form photochemical air pollution.

Impact

The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Impact Fee

A fee, also called a development fee, levied on the developer of a project by the Town or some other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000 *et seq* specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

Impervious Surface

Surface through which water cannot penetrate, such as roof, road, sidewalk, or paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Implementation

Actions, procedures, programs, or techniques that carry out policies.

Improvement

The addition of one or more structures or utilities on a parcel of land.

Industrial

The manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial" uses, such as research and development and less intensive warehousing and manufacturing.

Infill Development

Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure

Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

In Lieu Fee

(See "Dedication, In lieu of.")

Institutional Use

(1) Publicly or privately owned and operated activities that are institutional in nature, such as hospitals, museums, and schools; (2) churches and other religious organizations; and (3) other nonprofit activities of a welfare, educational, or philanthropic nature that can not be considered a residential, commercial, or industrial activity.

Inter-agency

Indicates cooperation between or among two or more discrete agencies in regard to a specific program.

Intermittent Stream

A stream that normally flows for at least thirty (30) days after the last major rain of the season and is dry a large part of the year.

Issues

Important unsettled community matters or problems that are identified in a community's general plan and dealt with by the plan's goals, objectives, policies, plan proposals, and implementation programs.

Jobs/Housing Balance; Jobs/Housing Ratio

The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Joint Powers Authority (JPA)

A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.

Landmark

Refers to a building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government.

Landscaping

Planting - including trees, shrubs, and ground covers - suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.

Landslide

A general term for a falling mass of soil or rocks.

Land Use

The occupation or utilization of land area for any human activity or any purpose defined in the General Plan.

Land Use Classification

A system for classifying and designating the appropriate use of properties.

Land Use Element

A required element of the General Plan that uses text and maps to designate the future use or reuse of land within the Town's planning area. The land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and to official decisions regarding the distribution and intensity of development and the location of public facilities and open space. (See "Mandatory Element.")

Land Use Regulation

A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

 L_{dn}

Day-Night Average Sound Level. The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels. The L_{dn} is approximately numerically equal to the CNEL for most environmental settings.

 L_{eq}

The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The L_{eq} is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

Level of Service (LOS)

(1) A scale that measures the amount of traffic a roadway may be capable of handling on a roadway or at the intersection of roadways. Levels range from A to F, with A representing the highest level of service, as follows:

Level of Service A

Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.

Level of Service B

Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.

Level of Service C

Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.

Level of Service D

Denotes the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.

Level of Service E

Describes traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.

Level of Service F

Describes unsatisfactory stop-and-go traffic characterized by "traffic jams" and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues.

(2) Some communities in California are developing standards for levels of service relating to municipal functions such as police, fire, and library service. These standards are incorporated in the General Plan or in separate "Level of Service Plans."

Liquefaction

The transformation of loose water-saturated granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.

Local Agency Formation Commission (LAFCo)

A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCo is empowered to approve, disapprove, or conditionally approve such proposals. The five LAFCo members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCos include two representatives of special districts.

Lot

(See "Site.")

Lot of Record

A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the county recorder's office containing property tax records.

Low-income Household

A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See "Area.")

Mandatory Element

A component of the General Plan mandated by State Law. California State law requires that a General Plan include elements dealing with seven subjects--circulation, conservation, housing, land use, noise, open space and safety--and specifies to various degrees the information to be incorporated in each element. (See "Land Use Element.")

Manufactured Housing

Residential structures that are constructed entirely in the factory, and that since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety

Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

Median Strip

The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

Mercalli Intensity Scale

A subjective measure of the observed effects (human reactions, structural damage, geologic effects) of an earthquake. Expressed in Roman numerals from I to XII.

Microclimate

The climate of a small, distinct area, such as a city street or a building's courtyard; can be favorably altered through functional landscaping, architecture, or other design features.

Mining

The act or process of extracting resources, such as coal, oil, or minerals, from the earth.

Minipark

Small neighborhood park of approximately one acre or less.

Ministerial (Administrative) Decision

An action taken by a governmental agency that follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.

Mitigate

To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use

Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home

A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and that (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park. (See "Manufactured Housing" and "Modular Unit.")

Moderate-income Household

A household with an annual income between the lower income eligibility limits and 120 percent of the area median family income adjusted by household size, usually as established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See "Area" and "Low-income Household.")

Modular Unit

A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, educational, or industrial use. Differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California housing law design standards. California standards are more restrictive than federal standards in some respects (e.g., plumbing and energy conservation). Also called **Factory-built Housing** and regulated by State law of that title. (See "Mobile Home" and "Manufactured Housing.")

Motel

(1) A hotel for motorists. (2) A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation, and where guest parking is provided in proximity to guest rooms. Quite often, provision is made for cooking in individual guest rooms or suites. (See "Hotel.")

National Ambient Air Quality Standards

The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

National Environmental Policy Act (NEPA)

An act passed in 1974 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements.

National Flood Insurance Program

A federal program that authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

National Historic Preservation Act

A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and that authorized grants-in-aid for preserving historic properties.

National Register of Historic Places

The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or architectural value is unique.

Neighborhood Park

Town- or County-owned land intended to serve the recreation needs of people living or working within one-half mile radius of the park.

Nitrogen Oxide(s)

A reddish brown gas that is a byproduct of combustion and ozone formation processes. Often referred to as NOX, this gas gives smog its "dirty air" appearance.

Noise

Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."

Noise Attenuation

Reduction of the level of a noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.

Noise Contour

A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.

Non-attainment

The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

Non-conforming Use

A use that was valid when brought into existence, but by subsequent regulation becomes no longer conforming. "Non-conforming use" is a generic term and includes (1) non-conforming structures (by virtue of size, type of construction, location on land, or proximity to other structures), (2) non-conforming use of a conforming building, (3) non-conforming use of a non-conforming building, and (4) non-conforming use of land. Thus, any use lawfully

existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

Office Use

The use of land by general business offices, medical and professional offices, administrative or headquarters offices for large wholesaling or manufacturing operations, and research and development.

Open Space Land

Any parcel or area of land that is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

Outdoor Advertising Structure

Any device used or intended to direct attention to a business, profession, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the lot where such device is located.

Outdoor Recreation Use

A privately or publicly owned or operated use providing facilities for outdoor recreation activities.

Overlay

A land use designation on the Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner.

Ozone

A tri-atomic form of oxygen (O_3) created naturally in the upper atmosphere by a photochemical reaction with solar ultraviolet radiation. In the lower atmosphere, ozone is a recognized air pollutant that is not emitted directly into the environment, but is formed by complex chemical reactions between oxides of nitrogen and reactive organic compounds in the presence of sunlight, and becomes a major agent in the formation of smog.

Para-transit

Refers to transportation services and that operate vehicles, such as buses, jitneys, taxis, and vans for senior citizens, and/or mobility-impaired.

Parcel

A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Parks

Open space lands whose primary purpose is recreation. (See "Open Space Land," "Community Park," and "Neighborhood Park.")

Parkway Strip

A piece of land located between the rear of a curb and the front of a sidewalk, usually used for planting low ground cover and/or street trees, also known as "planter strip."

Passive Solar System

A system that distributes collected heat via direct transfer from a thermal mass rather than mechanical power. Passive systems rely on building design and materials to collect and store heat and to create natural ventilation for cooling. (See "Active Solar System.")

Peak Hour/Peak Period

For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods. Where "F" Levels of Service are encountered, the "peak hour" may stretch into a "peak period" of several hours' duration.

Performance Standards

Zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impact of a use.

Planned Community

A large-scale development whose essential features are a definable boundary; a consistent, but not necessarily uniform, character; overall control during the development process by a single development entity; private ownership of recreation amenities; and enforcement of covenants, conditions, and restrictions by a master community association.

Planning and Research, Office of (OPR)

A governmental division of the State of California that has among its responsibilities the preparation of a set of guidelines for use by local jurisdictions in drafting General Plans.

Planning Area

The Planning Area is the land area addressed by the General Plan. For the Town the Planning Area boundary typically coincides with the Sphere of Influence that encompasses land both within the City Limits and potentially annexable land.

Planning Commission

A body, having five members, created by the Town in compliance with California law (Section 65100) that requires the assignment of the planning functions of the Town to a planning department, planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative body.

Policy

A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an action program. (See "Program.")

Pollutant

Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose

Pollution

The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Pollution, Non-Point

Sources for pollution that are less definable and usually cover broad areas of land, such as agricultural land with fertilizers that are carried from the land by runoff, or automobiles.

Pollution, Point

A discrete source from which pollution is generated before it enters the receiving environment, such as a sewer outfall, a smokestack, or an industrial waste pipe.

Poverty Level

As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Professional Offices

A use providing professional or consulting services in the fields of law, medicine, architecture, design, engineering, accounting, and similar professions, but not including financial institutions or real estate or insurance offices.

Program

An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Public and Quasi-public Facilities

Institutional, academic, governmental and community service uses, either publicly owned or operated by non-profit organizations.

Rare or Endangered Species

A species of animal or plant listed in: Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

Recreation, Active

A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.

Recreation, Passive

Type of recreation or activity that does not require the use of organized play areas.

Recycle

The process of extraction and reuse of materials from waste products.

Redevelop

To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional

Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Plan

A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.

Regional Park

A park typically 150-500 acres in size focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity.

Rehabilitation

The repair, preservation, and/or improvement of substandard housing.

Residential

Land designated in the City or County General Plan and zoning ordinance for buildings consisting only of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential, Multiple Family

Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family

A single dwelling unit on a building site.

Resources, Non-renewable

Refers to natural resources, such as fossil fuels and natural gas, which, once used, cannot be replaced and used again.

Retention Basin/Retention Pond

(See "Detention Basin/Detention Pond.")

Reverse Annuity Mortgages

A home financing mechanism that enables a senior citizen homeowner to release equity from his or her home. The senior receives periodic payments that can be put to immediate use. Loans are fixed term and are paid when the house is sold or when the term expires.

Rezoning

An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Richter Scale

A measure of the size or energy release of an earthquake at its source. The scale is logarithmic; the wave amplitude of each number on the scale is 10 times greater than that of the previous whole number.

Rideshare

A travel mode other than driving alone, such as buses, rail transit, carpools, and vanpools.

Right-of-way

A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Riparian Lands

Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

Runoff

That portion of rain or snow that does not percolate into the ground and is discharged into streams instead.

Rural

A subjective term, used in a usually positive and often nostalgic way. Webster's Seventh New Collegiate Dictionary defines rural as: of or relating to the country, country people or life, or agriculture. The introduction to the Goals and Policies section of the Apple Valley General Plan states that "rural" in Apple Valley means space - unscarred mountains and vistas of desert valleys, neighborhoods of large lots where keeping horses is allowed, an extensive equestrian trail system, and landscaping in keeping with the desert environment.

Sanitary Sewer

A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water) and septic tanks or leach fields (that hold refuse liquids and waste matter on-site). (See "Combined Sewer" and "Septic System.")

Scenic Highway Corridor

The area outside a highway right-of-way that is generally visible to persons travelling on the highway.

Scenic Highway/Scenic Route

A highway, road, drive, or street that, in addition to its transportation function, provides opportunities for the enjoyment of natural and man-made scenic resources and access or

direct views to areas or scenes of exceptional beauty or historic or cultural interest. The aesthetic values of scenic routes often are protected and enhanced by regulations governing the development of property or the placement of outdoor advertising. Until the mid-1980s, general plans in California were required to include a Scenic Highways element.

School District Lands

Properties owned by public school districts and used for educational, recreational, and administrative purposes.

Second Unit

A Self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "Granny Flat."

Section 8 Rental Assistance Program

A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Seismic

Caused by or subject to earthquakes or earth vibrations.

Septic System

A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available. (See "Sanitary Sewer.")

Setback

The horizontal distance between the property line and any structure.

Settlement

(1) The drop in elevation of a ground surface caused by settling or compacting. (2) The gradual downward movement of an engineered structure due to compaction. *Differential* settlement is uneven settlement, where one part of a structure settles at a different rate than another part.

Sign

Any representation (written or pictorial) used to convey information, or to identify, announce, or otherwise direct attention to a business, profession, commodity, service, or entertainment, and placed on, suspended from, or in any way attached to, any structure, vehicle, or feature of the natural or manmade landscape.

Significant Effect

A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.

Siltation

(1) The accumulating deposition of eroded material. (2) The gradual filling in of streams and other bodies of water with sand, silt, and clay.

Single-family Dwelling, Attached

A dwelling unit occupied or intended for occupancy by only one household but is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-family Dwelling, Detached

A dwelling unit occupied or intended for occupancy by only one household and is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Site

A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot. (See "Lot.")

Slope

Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

Soil

The unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants.

Solar Access

The provision of direct sunlight to an area specified for solar energy collection when the sun's azimuth is within 45 degrees of true south.

Solar System, Active

A system using a mechanical device, such as a pump or a fan, and energy in addition to solar energy to transport a conductive medium (air or water) between a solar collector and the interior of a building for the purpose of heating or cooling.

Solar System, Passive

A system that uses direct heat transfer from thermal mass instead of mechanical power to distribute collected heat. Passive systems rely on building design and materials to collect and store heat and to create natural ventilation for cooling.

Solid Waste

General category that includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood. Organic wastes and paper products comprise about 75 percent of typical urban solid waste.

Specific Plan

Under Article 8 of the Government Code (Section 65450 *et seq.*), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any General Plan element(s).

Sphere of Influence

The probable ultimate physical boundaries and service area of a local agency as determined by the Local Agency Formation Commission (LAFCo) of the County.

Standards

(1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out the objectives, principles, "standards," and proposals of the general plan. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the "traffic Level of Service" (LOS) that the plan hopes to attain. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions, for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

Storm Runoff

Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.

Streets, Local

(See " Streets, Minor.")

Streets, Major

The transportation network that includes a hierarchy of freeways, arterials, and collectors to service through traffic.

Streets, Minor

Local streets not shown on the Circulation Plan, Map, or Diagram, whose primary intended purpose is to provide access to fronting properties.

Streets, Through

Streets that extend continuously between other major streets in the community.

Structure

Anything constructed or erected that requires location on the ground (excluding swimming pools, fences, and walls used as fences).

Subdivision

The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Subdivision Map Act

Division 2 (Sections 66410 *et seq*) of the California Government code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

Subsidence

The gradual settling or sinking of an area with little or no horizontal motion. (See "Settlement.")

Substandard Housing

Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Topography

Configuration of a surface, including its relief and the position of natural and man-made features.

Townhouse; Townhome

A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls. Townhouses usually have separate utilities; however, in some condominium situations, common areas are serviced by utilities purchased by a homeowners association on behalf of all townhouse members of the association. (See "Condominium.")

Traffic Model

A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted by various non-residential land uses. (See "Trip.")

Transit

The conveyance of persons or goods from one place to another by means of a local, public transportation system.

Transit, Public

A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called "Mass Transit."

Transitional Housing

Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

Transportation Demand Management (TDM)

A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses and trains, walking, and biking. TDM can be an element of TSM (see below).

Transportation Systems Management (TSM)

A comprehensive strategy developed to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation Systems Management focuses on more efficiently utilizing existing highway and transit systems rather than expanding them. TSM measures are characterized by their low cost and quick implementation time frame, such as computerized traffic signals, metered freeway ramps, and one-way streets.

Trip

A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end," (or origin--often from home, but not always), and one "attraction end," (destination). (See "Traffic Model.")

Trip Generation

The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.

Truck Route

A path of circulation required for all vehicles exceeding set weight or axle limits, a truck route follows major arterials through commercial or industrial areas and avoids sensitive areas.

Undevelopable

Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the Town are designated as "undevelopable" by the Town.

Uniform Building Code (UBC)

A national, standard building code that sets forth minimum standards for construction.

Uniform Housing Code (UHC)

State housing regulations governing the condition of habitable structures with regard to health and safety standards, and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).

Urban Design

The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

Use

The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the Town zoning ordinance and General Plan land use designations.

Use, Non-conforming

(See "Non-conforming Use.")

Use Permit

The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

Utility Corridors

Rights-of-way or easements for utility lines on either publicly or privately owned property. (See "Right-of-way" or "Easement.")

Vacant

Lands or buildings that are not actively used for any purpose.

Variance

A departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district.

Very Low-income Household

A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by the Town, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See "Area.")

View Corridor

The line of sight identified as to height, width, and distance of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building, etc.); the route that directs the viewer's attention.

Viewshed

The area within view from a defined observation point.

Volume-to-Capacity Ratio

A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles passing through, divided by the number of vehicles that theoretically could pass through when the roadway or intersection is operating at its designed capacity. Abbreviated as "v/c." At a v/c ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity. Although ratios slightly

greater than 1.0 are possible, it is more likely that the peak hour will elongate into a "peak period." (See "Peak Hour" and "Level of Service.")

Warehousing Use

A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, excluding bulk storage of materials that are inflammable or explosive or that present hazards or conditions commonly recognized as offensive.

Wastewater Irrigation

The process by which wastewater that has undergone primary treatment is used to irrigate land.

Watercourse

Natural or once natural flowing (perennially or intermittently) water including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems.

Watershed

The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse that drains into a lake, or reservoir.

Waterway

(See "Watercourse.")

Wildlife Refuge

An area maintained in a natural state for the preservation of both animal and plant life.

Williamson Act

Known formally as the *California Land Conservation Act of 1965*, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a 10-year contract between the City or County and an owner of land whereby the land is taxed on the basis of its agricultural use rather than the market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.

Zero Lot Line

A detached single family unit distinguished by the location of one exterior wall on a side property line.

Zone, Traffic

In a mathematical traffic model the area to be studied is divided into zones, with each zone treated as producing and attracting trips. The production of trips by a zone is based on the number of trips to or from work or shopping, or other trips produced per dwelling unit.

Zoning

The division of the Town by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Zoning District

A designated section of the Town for which prescribed land use requirements and building and development standards are uniform.

Zoning, Exclusionary

Development regulations that result in the exclusion of low- and moderate-income and/or minority families from a community.

Zoning, Inclusionary

Regulations that increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- and moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.

Zoning Map

Government Code Section 65851 permits a legislative body to divide a county, a city, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map.



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